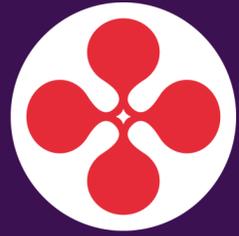


36-38 Gala Park, Galashiels, TD1 1EU

Flexible office/ beauty/ health/ shop accommodation

For Sale: Guide Price £170,000

Edwin
Thompson





BRIEF RESUME

- Flexible Accommodation
- Total NIA 254.98 sqm (2,744sqft)
- Good Trading Position

DESCRIPTION

36-38 Gala Park comprises a detached Grade C Listed late 19th century building providing two self-contained units with connecting door on ground level.

The premises are understood to have been purpose built for original occupiers Francis Lynn and Son upholsterers and cabinet makers. Francis Lynn bought fabric from the mills for upholstery and distribution by rail to London.

Within more recent times this unit has been utilised as an art gallery, a carpet shop and currently an exercise/fitness studio with associated treatment rooms.

Much of the interior detailing is retained with round plan cast iron supporting columns within the ground floor studio, panelled cladding to much of the internal walls and the ceilings. No. 38 would appear to originally have been constructed as an office annexe.

LOCATION

36-38 Gala Park is situated in a corner position at the junction of Bank Street Brae, Livingstone Place and Gala Park.

Galashiels is generally considered to be the principal administrative, retail and social centre for the region effectively serving a population of in excess of 115,000. Galashiels and District has a population of approximately 14,970 according to the 2021 Census, a slight increase of that recorded at the 2011 Census (14,590).

There is a significant student population within the town with campuses of Heriot Watt University and Borders College. Borders General Hospital also has close training ties with a number of the Edinburgh universities.

Within recent years Galashiels has benefitted from considerable public and private investment. Developments have included the Gala Water Retail Park, two new supermarkets to the east of the town centre and significant transport infrastructure works including the Galashiels Inner Relief Road.

The site is well situated for access to the town centre, the other main Borders towns and the north and the south via the A7 and A72 arterial routes. The area also benefits from good public transport links with regular bus services to the other main Borders town and Edinburgh.

ACCOMMODATION

The accommodation comprises:

No 36:

Ground floor: Studio (used for classes), treatment room off to the rear, Disabled WC with low flush unit

and wash hand basin with storage cupboard/boiler room off.

First floor: External door/ fire escape off half landing, former workroom sub-divided with stud partition division walls to provide waiting area, four treatment rooms and kitchen area.

No 38:

Ground floor: Entrance lobby, reception/ waiting room, two offices/ treatment rooms, rear hall with external door to the west elevation, WC with low flush unit and wash hand basin.

First floor: lower landing with kitchen area linked through to WC with low flush unit and wash hand basin, landing/ waiting area, two offices/ treatment rooms. Attic level: small landing, office/ treatment room. A connecting door has been formed between the studio of No. 36 and the entrance hall of No. 38.

External:

Main access off Gala Park to tarmac surfaced car park with space for approximately 12 cars, further access to the west off Livingstone Place. There is a rectangle of lawn to the southern corner.



AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice as follows:

Description	Sq m	Sq Ft
No. 36	150.92	1,624
No. 38	104.06	1,120

E & oe measurements of the main building taken with a laser measure.

RATEABLE VALUE

The subjects are currently assessed to a Rateable Values effective from 01-April-2023.

Description	Rateable Value
No. 36	£9,400
No. 38	£8,800

Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility). This relief is reviewed annually in accordance with the budget.

TENURE

Presumed Absolute Ownership following the Abolition of Feudal Tenure (Scotland) Act 2000.



SERVICES

All main services are connected. There is independent gas fired central heating to each unit.

EPC

Pending

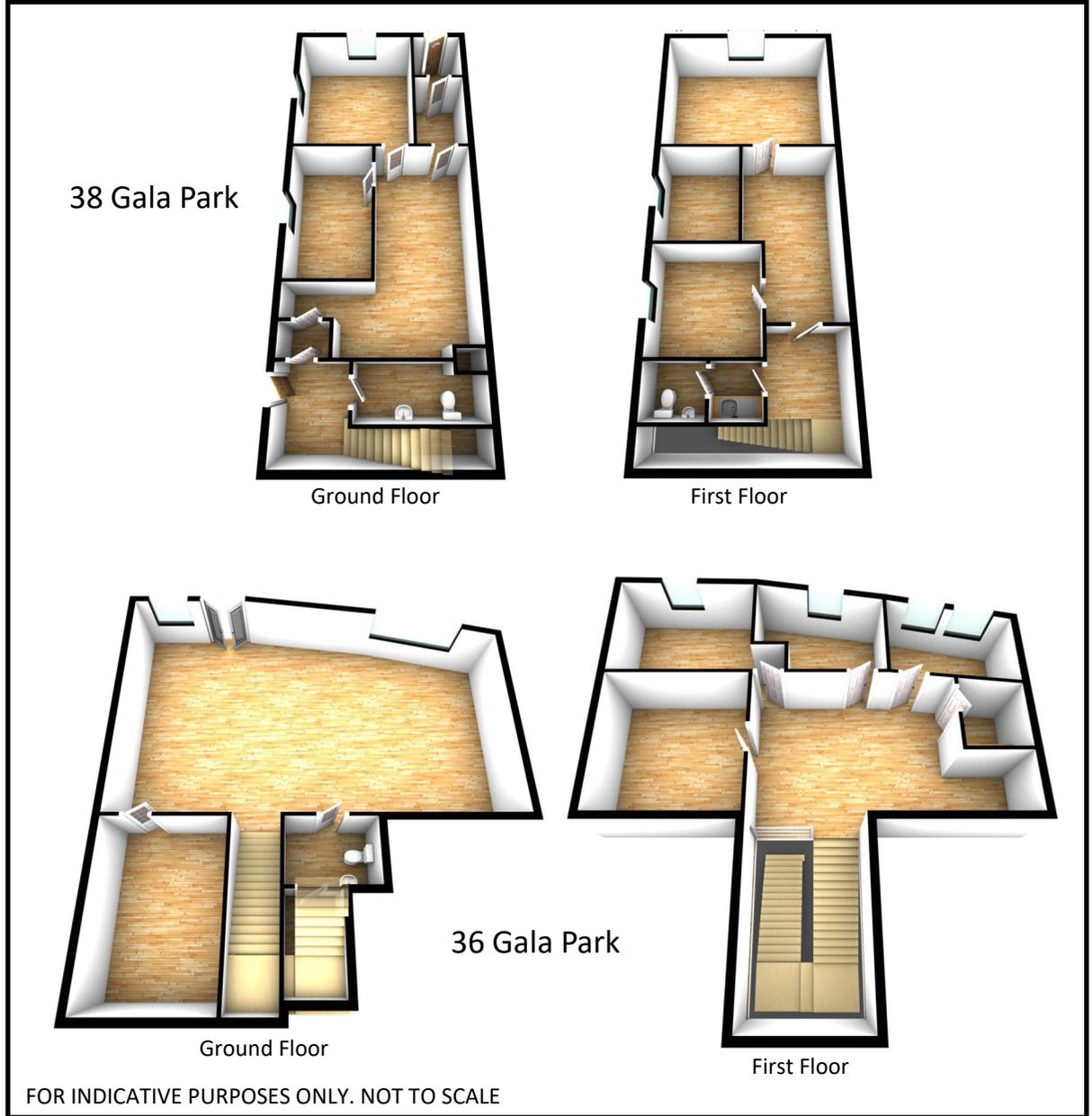
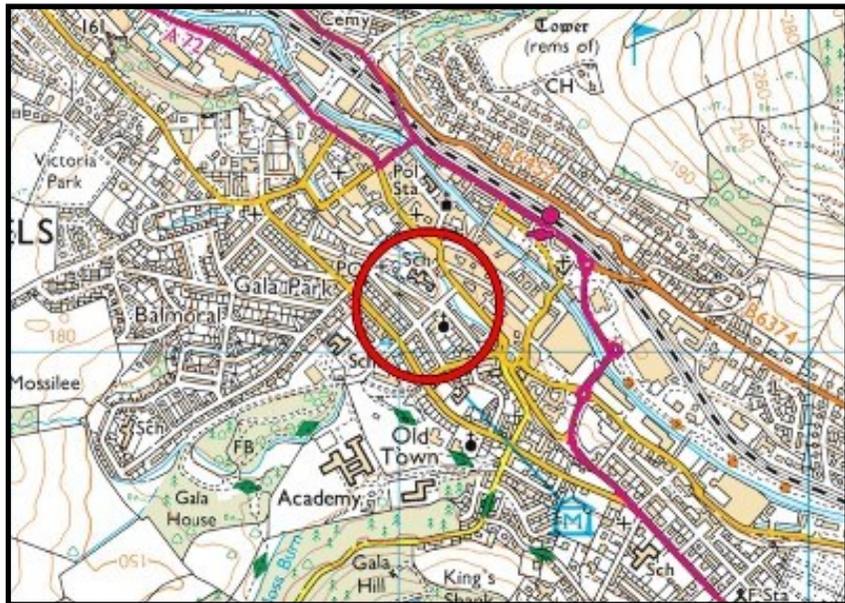
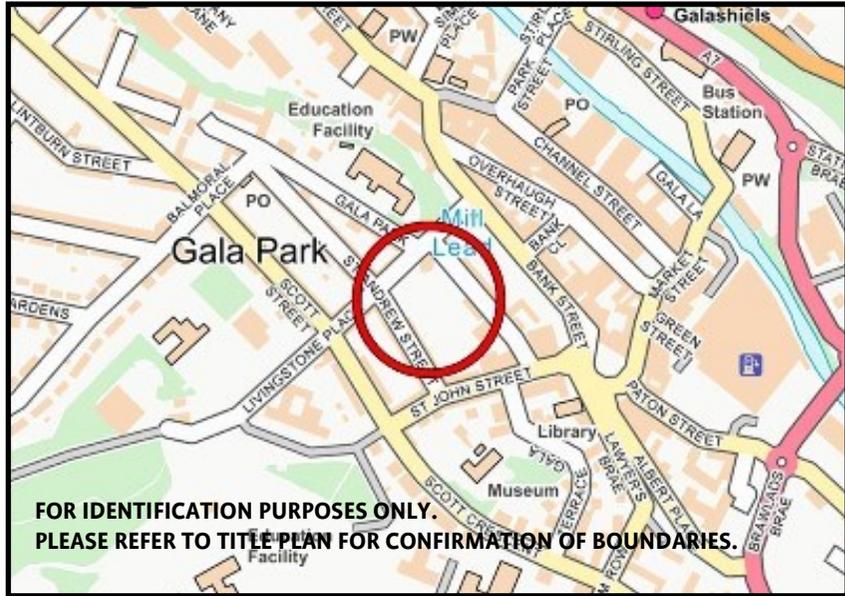
VIEWING

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207). Registered office:28 St John's Street, Keswick, Cumbria, CA12 5AF





36-38 Gala Park

GALASHIELS, SLEKIRKSHIRE, TD1 1EU

Edwin
Thompson



Galashiels Office

T: 01896 751300
Edwinthompson.co.uk