

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Commercial Premises - 5 Bridge Place,

Galashiels, TD1 1SN

Offers Over £90,000



Occupying a most prominent position within Galashiels, 5 Bridge Place presents a rare and exciting opportunity to the business owner / commercial investor. Extending over an impressive 104sqm, the unit offers expansive accommodation, ideal for a variety of commercial pursuits but is currently tailored to suit office use.



Commercial Premises - 5 Bridge Place,

Galashiels, TD1 1SN

Offers Over £90,000



Location:

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. The town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Description:

Currently owned and occupied by Sovereign Financial Services, the unit has been maintained to an exceptional standard and is now brought to the market in turnkey condition. Internally comprising a showroom / front office that boasts two large display windows facing onto the heavily trafficked Bridge Place, one further office, multiple storage cupboards throughout and a large staff area to the rear complete with kitchenette and WC. Overall, 5 Bridge Place shows promising potential to like-minded businesses as well as anyone looking to open their doors within a bustling town. Viewings are considered essential to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains electricity, water and drainage.

EPC:

Pending

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Rateable Value:

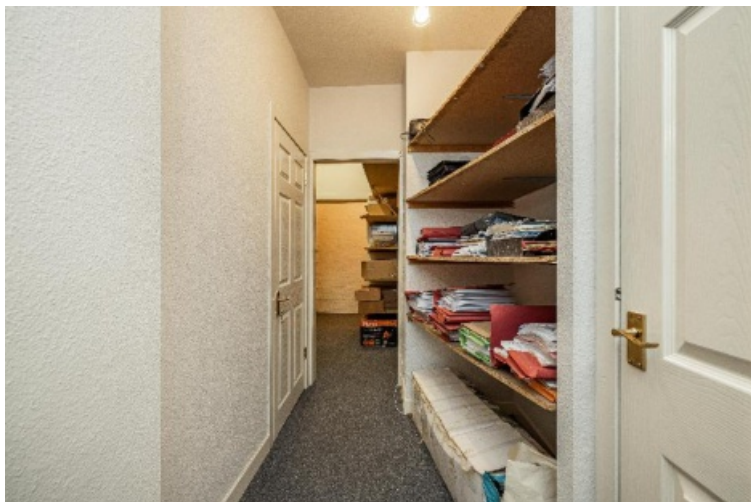
According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £5,100 as of 1st April 2023

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





5 Bridge Street Galashiels

Approximate Gross Internal Floor Area: 104.0 m² ... 1120 Ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, passages, inlets and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Hawick Call 01450 372336

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.