

Hawick

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Commercial Premises

7 St John Street, Galashiels, TD1 3JX



A fantastic opportunity to acquire a well-established commercial property located in a high-traffic area of Galashiels. Currently home to Anber Hair Design, a renowned and long-standing hair salon with a strong reputation within the community, this property offers immense potential for investors or businesses looking to expand.



# Commercial Premises

7 St John Street, Galashiels, TD1 3JX



**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:**

Extending to approximately 90 sqm internally, the premises feature modern fixtures and fittings throughout, making it an ideal space for similar businesses or those wishing to establish a new venture in a busy location. The layout includes a welcoming main salon area with a reception and waiting area, alongside three hairdresser stations. To the rear, there is a large salon space with three additional hairdresser stations and two hair wash stations, complemented by a staff/storage area for added convenience.

Additional facilities include a WC, store room, kitchen, and a self-contained room perfect for use as a treatment area. This space could also be leased separately, providing an opportunity to maximize the investment potential.

The property benefits from on-street parking, is located close to the town center, and has easy access to key transport links, making it a prime location for any business.

**Fixtures and Fittings:**

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

**Services:**

Mains electricity, water and drainage.

**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.

**Rateable Value:**

According to the Scottish Assessor's website (the subjects have a Rateable Value of £3,800 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

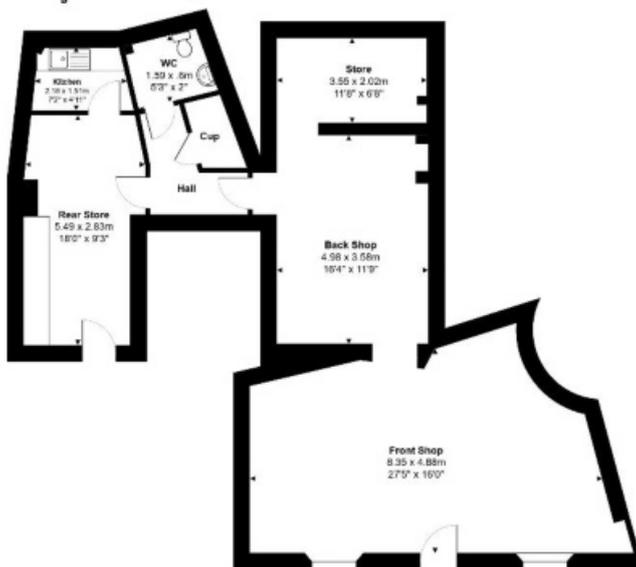


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Approximate Gross Internal Floor Area: 90.9 m<sup>2</sup> ... 979 ft<sup>2</sup>



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

PROPHOTO

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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.