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FOR SALE

The Hermitage, 101 High Street, Selkirk, Scottish Borders, TD7 4JX

- ✔ Office to residential conversion in Selkirk town centre
- ✔ Highly attractive opportunity to create a family home
- ✔ Available with the benefit of planning permission and Listed Building consent
- ✔ Situated in a plot extending to 0.164 Ha (0.41 acres)
- ✔ Offers over £350,000 invited

Commercial Valuation | Agency | Investment Advice
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LOCATION

Selkirk is located in the heart of the Scottish Borders approximately 40 miles south-east of Edinburgh. The town is situated between Galashiels (7 miles north) and Hawick (11 miles south) and benefits from close proximity to the A7 trunk road.

The Hermitage is located at the eastern end of the High Street close to the junction of Scotts Place and Chapel Street. Surrounding properties are predominately commercial uses at ground level with residential accommodation above.

The building is set back from the street level with garden grounds to the front and rear. Nearby commercial occupiers include the Co-operative Convenience Store, Three Hills Coffee Roastery, Scottish Borders Council and British Red Cross charity shop.

DESCRIPTION

The subjects comprise a category B-listed former manse dating to circa 1810 with mature gardens to the front and extensive parking to the rear accessed off Chapel Street.

The building currently provides office accommodation arranged over ground, first and attic set on a plot of ground extending to approximately 0.164 ha (0.41 acres).

The occupier of the first-floor accommodation is due to vacate to alternative premises, whilst the ground floor accommodation is currently vacant.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

189.43 sq m (2,039 sq ft)

PRICE

Our client is seeking offers over £350,000 for the Heritable interest in the property.

TERMS

Heritable (Scottish equivalent to English freehold)

TOWN PLANNING

The property, located within the Selkirk conservation area, has been granted planning permission and Listed Building consent to form a single dwelling house from an office. Interested parties can observe the consent granted under planning reference 24/00797/LBC on the Scottish Borders Council website.

There will be a Waverley Line S75 contribution of £2,714 to pay by the purchaser prior to development commencing.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have three entries into the Valuation Roll: £3,900 GFL, £2,500 GFR and £8,200 for first floor, second floor and attic. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The property is served by mains gas, electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is C.

A copy of the recommendation report is available on request.

LEGAL COSTS

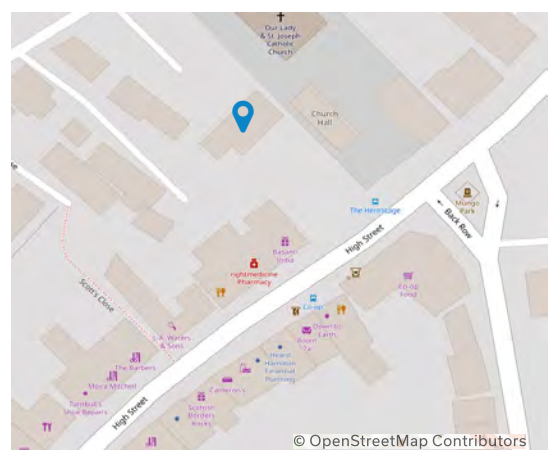
Each party shall bear their own legal costs with the eventual purchasers liable for any LBTT and VAT thereon.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd.

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