

FOR SALE
SUBSTANTIAL RETAIL/OFFICE BUILDING



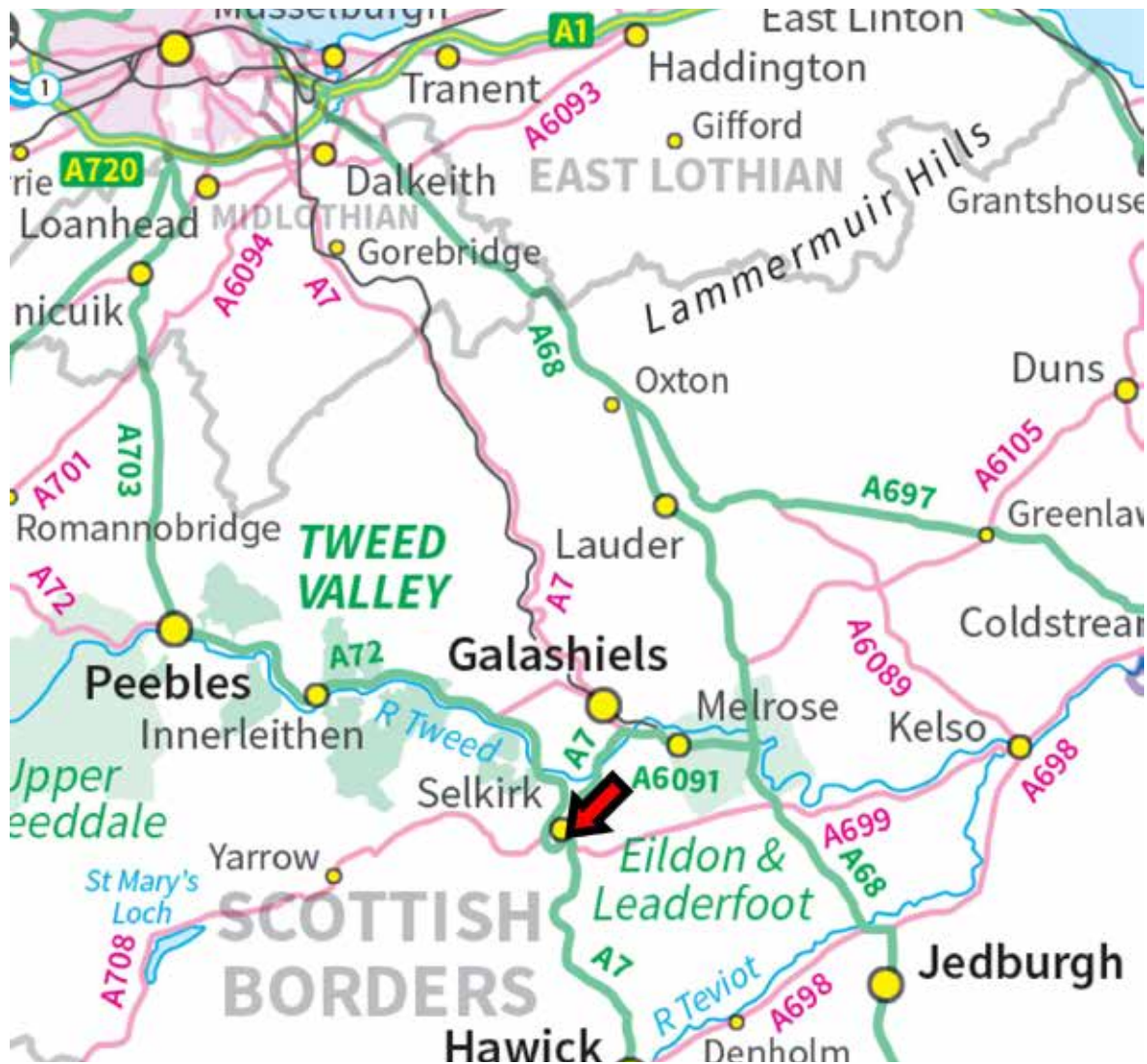
**Union Buildings,
70 High Street, Selkirk, TD7 4DD**

- Substantial retail/office building
- Town centre location
- Suitable for redevelopment
- Would suit a variety of uses

LOCATION

Selkirk is located in the heart of the Scottish Borders, some 6 miles south of Galashiels, 12 miles north of Hawick and 40 miles south east of Edinburgh, adjacent to the A7 trunk road.

The property is located at the eastern end of High Street at its junction with Back Row, in the town centre. Selkirk is home to a large number of local service related occupiers including Estate Agents, butcher, vets, hardware shop and also a large new build Co-op Food store.



DESCRIPTION

The subjects comprise a substantial corner property forming a ground and first floor under a mix of pitched and slate clad roofs, with additional flat roof areas. There is extensive frontage to both High Street and Back Row, with the main access taken from High Street.

The ground floor space is split to provide a largely open plan retail space, with additional back of house/staff facilities which are accessed from Back Row. On the first floor are additional staff/storage areas, along with office accommodation which has its own dedicated entrance from Back Row.

ACCOMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the property has the following approximate floor areas.

Ground Floor:	744.22sqm (8,010sqft)
First Floor:	256.57sqm (2,762sqft)

See attached floor plans.

RATING

The property has the following Rating Assessment.

Retail Unit Rateable Value £93,500

First Floor Office Rateable Value £7,300

EPC

An EPC has been carried out and is available for inspection.

PRICE

Offers are invited for our clients Heritable interest in the subjects.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction, however for the avoidance of doubt the purchaser shall be liable for LBTT.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the selling agents.



To arrange a viewing please contact:



TERRY MCFARLANE

Director

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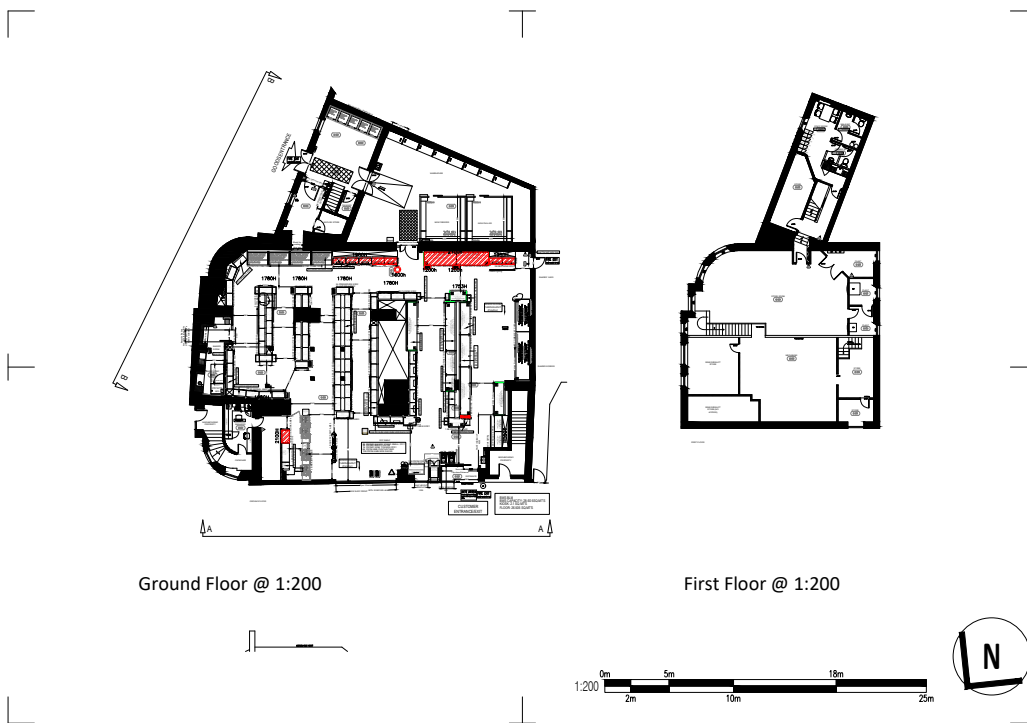


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IMPORTANT NOTICE

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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: Feb 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.