



- Sale and leaseback opportunity with guaranteed 5 year rental income
- Prominent frontage with direct street access
- Potential for change of use to residential
- Located in the popular village of Newton St Boswells
- 1,253 sqft (116 sqm)

**FOR SALE**  
**INVESTMENT/DEVELOPMENT**  
**OPPORTUNITY**

**Eildon Surgery**  
Newtown St Boswells TD6 0PP

galbraithgroup.com  
01786 434 600

## LOCATION

The subjects occupy a prominent position in the commercial centre of Newtown St Boswells, nearby occupiers include Co-op, H&H Auction Marts and local retailers. The village is home to the main administrative offices of Scottish Borders Council and has a population of approximately 1,230. Plans have recently been unveiled for the development of 64 affordable homes, which is the first stage of plans for future development of up to 900 homes. The village benefits from being located to a short distance to the west of the A68 trunk road which is one of the main routes linking the Scottish Borders to the north east of England. The Borders is host to a wide variety of amenities including fishing on the famous River Tweed and restaurants and local shopping in Melrose and Kelso a short distance to the north and east respectively.

## DESCRIPTION

The subjects comprise a modern building of block construction and arranged over two floors under a pitched tile roof with harled exterior walls.

The property has a gas fired central heating system with wall mounted radiators, there is timber framed double glazing throughout. The first floor rooms benefit from timber framed double glazed velux windows. All of the consultation rooms on the ground floor have water supplies with fitted wash hand basins.

The office accommodation on the first floor is carpeted with painted plasterboard walls and cabling trunking. The ground floor rooms have vinyl flooring with coving and wall mounted cabling trunking at dado height.

There is allocated private car parking to the rear of the property and public parking to the front.

## ACCOMMODATION

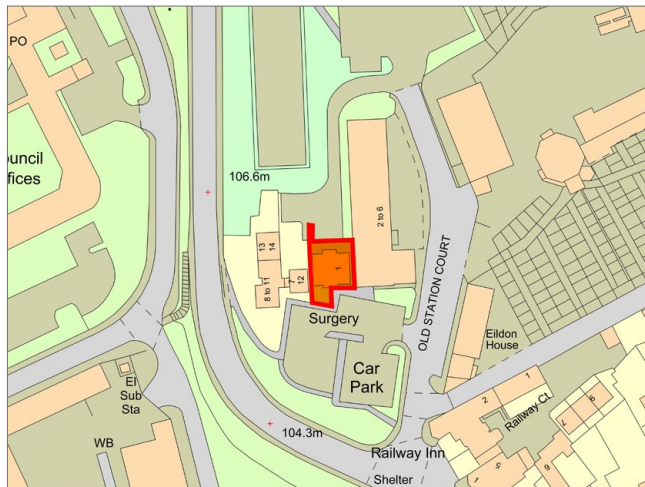
### Ground Floor

Entrance Vestibule, Reception, Waiting Room, 3 Consulting Rooms, Treatment Room. Male and Female W.C.'s. Disabled toilet and storage.

### First Floor

Staff Common Room, 3 offices, W.C. and 2 store rooms.

The property extends in total to 1,253 sqft (116 sqm).



## PLANNING

The subjects are currently used as a GP surgery, however, we are of the view that the layout of the property is suited to conversion to a single residential dwelling or two residential flats, each with their own access, subject to gaining the necessary consents.

## SERVICES

The property benefits from mains connections of electricity, water and drainage.

## PRICE

Our clients seek offers over **£175,000** for their freehold interest in the subjects. A closing date may be set for this property and our clients are not bound to accept the highest offer or indeed any offer.

The building is currently owned by the 3 GP partners who have confirmed that they would like to continue in occupation of the property on a sale and lease back basis for a minimum of 5 years. The current passing rent is paid by NHS Borders to the partnership. It is proposed that the rental income will be passed to the new owners of the building and guaranteed by NHS Borders. Details of the passing rent are available on request from the selling agents

## ENERGY PERFORMANCE CERTIFICATE

The property is energy rated in band E. Please contact the selling agents for a copy of the energy performance certificate.

## VAT

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

## FURTHER INFORMATION

All enquiries or requests for further information and viewing arrangements should be directed to the Sole Selling Agents:

### Galbraith

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Stirling  
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### Lucy Tremble

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### Harry Stott

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# Galbraith

**The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:**

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.