



Trinity Church & Halls, 48 High Street, Galashiels, TD1 1SE

Property

19th century, B-listed church and halls located in the heart of Galashiels.

Internally the church is arranged over ground and upper floors, being laid out to provide entrance vestibules, narthex with two staircases to each side providing access to the upper gallery, nave with centre aisle, chancel, tea preparation area, storage and WC accommodation.

The rear of the subjects contains a vestry, office, two halls, kitchens, boiler room, storage and WC accommodation.

Services

The property is served with a main supply of electricity, gas, water and that drainage is to the public sewer.

Heating is provided by a combination wall and floor mounted cast iron and metal radiators served by two gas fired boilers.

Planning

The B-listed building could be used, without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation may also be possible, again subject to the usual consents.

EPC

Rating: E



Local Area

Galashiels is a highly desirable town located in the heart of the Scottish Borders. The town boasts a comprehensive range of amenities, including extensive shopping options, supermarkets, leisure and recreational facilities. Residents benefit from excellent educational opportunities, with access to preschools, primary and secondary schools, as well as the Borders Campus of Heriot-Watt University and Borders College.

Galashiels also enjoys excellent transport links, making it ideal for commuters. The A7 provides direct road access to Edinburgh, while the Borders Railway offers a convenient rail connection to the capital. Numerous local bus routes serve the area, with the picturesque town of Melrose located just 3 miles away.



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

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Edinburgh

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Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

