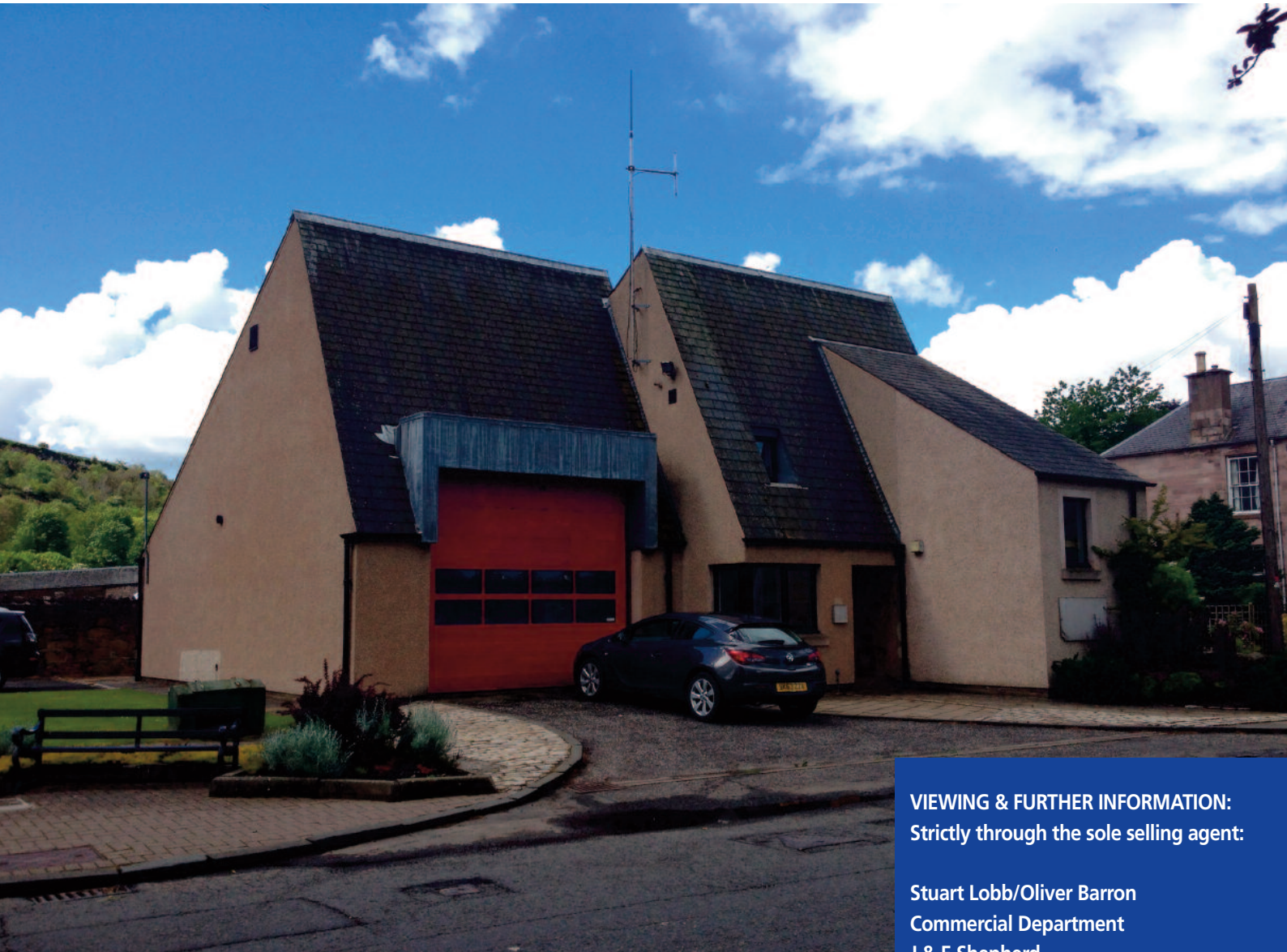


# FOR SALE

**FORMER FIRE STATION WITH  
DEVELOPMENT POTENTIAL**



**FIRE STATION, HIGH STREET, MELROSE, TD6 9RU**



- **SUITABLE FOR A VARIETY OF USES**
- **OFFERS AROUND £170,000**
- **EXTENDS TO 177.37m<sup>2</sup> (1,909ft<sup>2</sup>)**
- **TOTAL SITE AREA 0.09 HECTARES (0.23 ACRES)**
- **AVAILABLE IMMEDIATELY**

**VIEWING & FURTHER INFORMATION:**  
Strictly through the sole selling agent:

Stuart Lobb/Oliver Barron  
Commercial Department  
J & E Shepherd  
Chartered Surveyors  
12 Atholl Crescent  
Edinburgh  
EH3 8HA

Tel: 0131 225 1234  
Fax: 0131 226 6948

E-mail:  
sturat.lobb@shepherd.co.uk  
obarron@shepherd.co.uk  
commercial.edinburgh@shepherd.co.uk

**Web: [www.shepherd.co.uk](http://www.shepherd.co.uk)**

### LOCATION

The property is located within the established borders town of Melrose within the Scottish Borders, located on the A6091 trunk road which links the A7 in the west and the A68 in the east which are the 2 main vehicular thoroughfares leading a high volume of traffic south of Edinburgh towards Hawick and the English/Scottish border. Melrose is located approximately 5 miles to the south east of Galasheils and approximately 8 miles to the north west of St Boswells.

The subjects are located on the south side of the B6374 which forms the main High Street and vehicular thoroughfare through Melrose town centre. The property is located on the corner of High Street and St Dunstane's Lane in a predominately residential area directly opposite Melrose Rugby Football Club and St Mary's School, with Melrose Primary School immediately behind the subjects.

### DESCRIPTION

The subjects comprise former fire station arranged over 2 storeys of a detached property, cavity brick built and externally rendered property under a multi-pitched and slated roof with lead lined platforms.

Internally the subjects comprise an entrance reception with offices, locker rooms and shower facilities at ground floor and a former appliance bay for the storage of a fire engine. There is a lecture room and kitchen at first floor level. Predominately the subjects have quarry tiled solid floors with plastered and painted or tiles walls under plastered and painted ceilings.

The subjects have a large tarmaced car park/ former drill yard to the rear with provides parking for approximately 12 cars with a further 2 spaces to the side of the property. The site extends to 0.09 hectares (0.23 acres) and lends itself well to potential development.

Access to the property is afforded via a main door onto the High Street with access to the garage via two 3.68m roller shutter doors to the front and rear of the property.

### ACCOMMODATION

The property extends to 177.37m<sup>2</sup> (1,909ft<sup>2</sup>) or thereby, comprising the following;

<b>Ground Floor</b>	
Garage, office, locker /shower rooms etc.	128.34m <sup>2</sup> (1,381ft <sup>2</sup> )
<b>First Floor</b>	
Lecture room, tea prep/kitchen	49.03m <sup>2</sup> (528ft <sup>2</sup> )
<b>Total</b>	<b>177.37m<sup>2</sup> (1,909ft<sup>2</sup>)</b>

We understand that the total site area extends to approximately 0.09 hectares (0.23 acres).

### PRICE

Our clients are seeking offers around £170,000 for the freehold (heritable) interest in the subjects.

### PLANNING

Prospective purchasers interested in development or change of use are invited to make their own enquiries through Scottish Borders planning department.

### RATEABLE VALUE

We have been informed by the Regional Assessors that subjects are entered into the current Valuation Roll at the rateable value of £13,900. The current non-domestic rate being £0.471 exclusive of water and sewerage rates.

### LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction.

### VAT

All prices, rents and outgoings are quoted exclusive but may be liable to VAT.

### ENERGY PERFORMANCE CERTIFICATE

The subjects have an Energy Performance Certificate rating of 'G'. A copy of the energy performance Certificate can be made available upon request.

### CONTACT

**Stuart Lobb**  
Email: stuart.lobb@sheperd.co.uk  
Tel: 01896 750 150

**Oliver Barron**  
Email: obarron@shepherd.co.uk  
Tel: 0131 225 1234

