

TO LET / MAY SELL

PRIME SHOP PREMISES

95-97 CHANNEL STREET

GALASHIELS TD1 1BN

crichtonproperty
consultancy

Chartered Surveyors & Commercial Property Consultants

LOCATION

Galashiels is a popular and major market town, with a population of approximately 14,000 people, but draws on a wider catchment of over 100,000. The town lies some 32 miles south of Edinburgh and benefits from the new Borders Rail link to the Capital. Channel Street is the traditional retail thoroughfare in the town centre. The subjects command an excellent retail location at the North East side of Channel Street, close to several main multiple retailers including Subway, Boots the Opticians, Thomas Cook, TSB, Lloyds Chemists.

DESCRIPTION

The subjects comprises an attractive ground and first floor property of brick construction under a mixed pitched and slated roof, and a flat and felted roof to the rear. The subjects enjoy the benefit of rear loading facilities.

ACCOMMODATION

We estimate the property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	321.35 m ²	3459 ft ²
First Floor	44.03 m ²	474 ft ²

LEASE TERMS

It is proposed to arrange a new FRI lease for a negotiable term with periodic rent reviews.

RENT

Offers in the region of £35,000 pa are invited.

PRICE

On application.

EPC

A copy of the EPC and Recommendation Report can be provided upon request.



RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE	£34,900
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CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the incoming tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction and the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT incurred thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

DATE OF ENTRY

April 2020

VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

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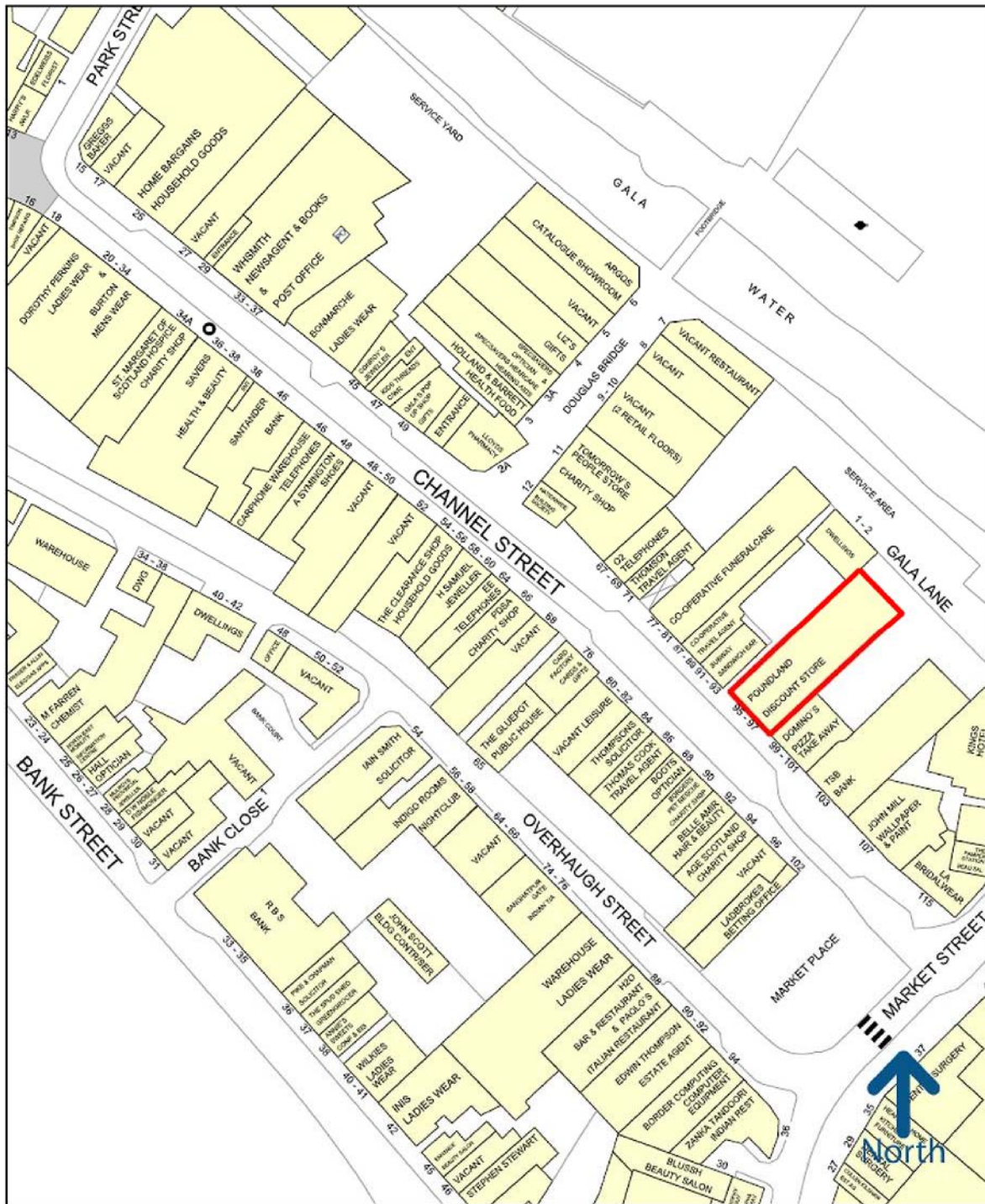
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Experian Goad Plan Created: 05/06/2018
Created By: Crichton Property Consultancy Ltd

50 metres

