

TO LET

RETAIL UNIT



54-56 Channel Street, Galashiels, TD1 1BA



- Offers over £18,000 per annum
- Prominent ground & first floor retail unit
- Unit extends to 319m² (3,434ft²)
- Located in Galashiels, Borders
- Large double window frontage
- High levels of pedestrian passing trade

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
12 Atholl Crescent
Edinburgh
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Contact:
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LOCATION

Galashiels is an established Borders town situated on the A7 trunk road which is one of the main vehicular routes that leads a high volume of traffic south of Edinburgh towards Hawick and the English/Scottish border. Channel Street is situated within the centre of the main retailing area of Galashiels within an area comprising of retail, office and residential properties.

Nearby traders include EE Mobile, Nationwide, Specsavers and H Samuel.

DESCRIPTION

The subjects comprise a double windowed lock-up shop unit arranged over the ground and first floor of a 2 storey mid-terraced property. Internally the ground floor comprise of an extensive front sales area, rear storage and office space with further offices and toilet facilities on the first floor.

ACCOMMODATION

We calculate that the subjects extend to approximately;

| | | |
|---------------|-------------------------|----------------------------|
| Ground Floor | 200m ² | 2,153ft ² |
| First Floor | 119m ² | 1,281ft ² |
| Total: | 319m² | 3,434ft² |

RATEABLE VALUE

The subjects are entered in the proposed Valuation Roll at a rateable value of £24,900 per annum as at 1st April 2017.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.



LEASE TERMS

The subjects are also being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £18,000 per annum.

EPC

Released on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

