

41-43 CHANNEL STREET GALASHIELS - TD1 1BJ

- Extensive frontage
- Self contained property
- Modern build
- Rear servicing



TO LET/ MAY SELL

PRIME RETAIL UNIT

SPRINGFORD
COMMERCIAL PROPERTY CONSULTANTS

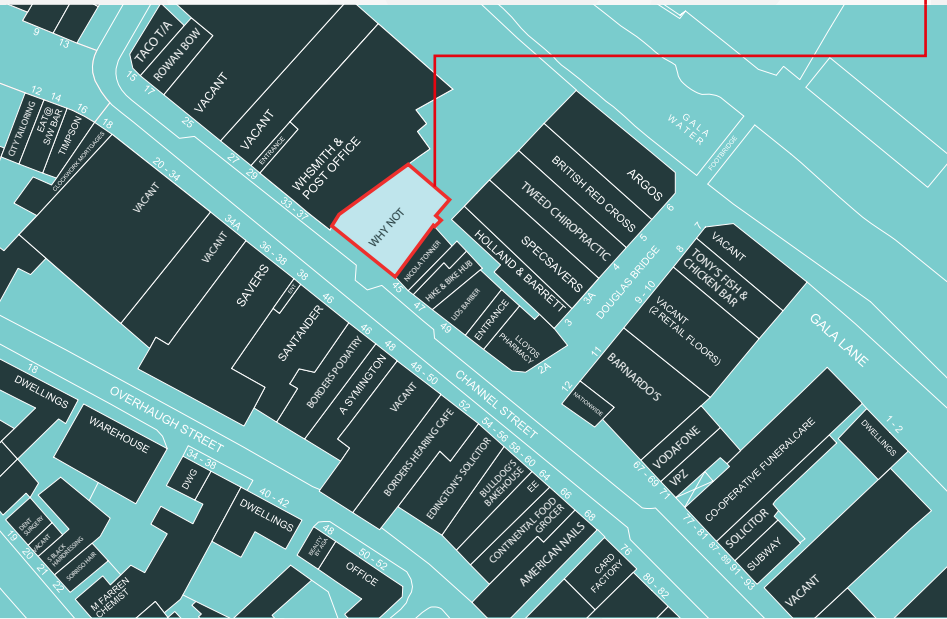
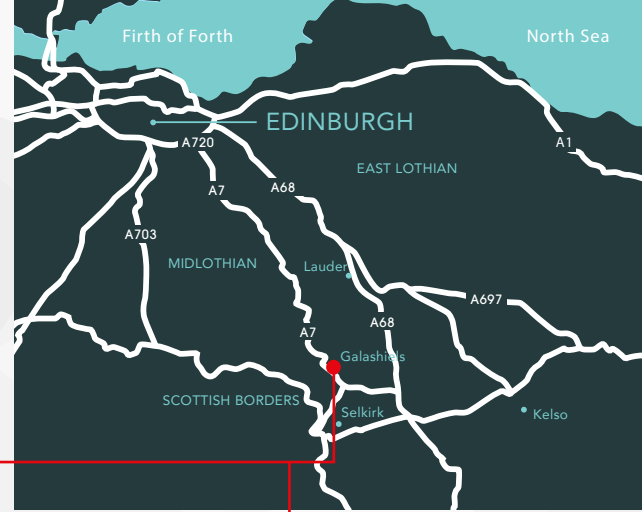
41-43 CHANNEL STREET - GALASHIELS

LOCATION

Galashiels is considered the primary market town in the Scottish Borders with a population of some 14,000 and serving a wider catchment in excess of 100,000. The town lies 32 miles south of Edinburgh and served by excellent communications including the Borders Rail link to the Capital.

The property has extensive frontage onto the north side of Channel Street, the town's traditional prime retail pitch, and is located in close proximity to Galashiels bus/rail transport interchange. Short term on street parking is available as well as several public car parks close by.

Nearby national multiples include WH Smith, Savers, Santander, EE, Barnardo's and Vodafone. The new gallery and visitor centre, opened in August 2021, for The Great Tapestry of Scotland is close by.



ACCOMMODATION

The subjects comprise a modern, redeveloped, 2 storey self contained building providing generally open plan accommodation on both ground and first floors. This unit has an attractive, fully glazed shop front and benefits from rear service yard facilities.

We calculate the premises extend to the following dimensions and net internal areas:

	Unit
Frontage	50' 6" (15.4m)
Net Internal Width (Ave.)	42' 3" (12.88m)
Built Depth	60' 8" (18.48m)
Ground Floor	2,300 sq ft (213.68 sq m)
First Floor	2,234 sq ft (207.54 sq m)

RATES

The premises are entered in in the current Valuation Roll as follows:

RV £22,500
UBR £0.498

Each new occupier has the right to appeal against this assessment.

TERMS

The subjects are available on the basis of a new FRI lease for a negotiable period at a rental of £25,000 pa exclusive.

Alternatively, a sale may be considered – price upon application.

VAT

All rents and prices quoted are exclusive of VAT at the prevailing rate.

EPC

A copy of the EPC certificate can be provided upon request.

LEGAL COSTS

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

ENTRY

By arrangement.

FURTHER INFORMATION & VIEWING

Strictly via the sole letting agent.

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