



TO LET

52 Channel Street
Galashiels TD1 1BA

- Prime pitch
- Shop unit
- 1,546 sq ft
- Offers in excess of £100,000

Location

Galashiels is a popular market town in the borders with a population of approximately 14,000 people and a regional population of 106,000 people.

The town is located approximately 32 miles south of Edinburgh and is considered the primary town within the Scottish Borders.

The subjects are situated on the south side of Channel Street, the prime pitch within the town, directly opposite Douglas Bridge retail development. The premises also benefit from nearby proximity to the town's bus station and the new Borders Rail Station. Nearby occupiers include **H Samuel, EE, Bon Marche, Santander Bank** and **Carphone Warehouse**.

Accommodation

The subjects comprise a ground and first floor retail unit contained within a two storey and attic building of stone construction. To the rear there are further single storey outbuildings. We calculate the net areas and dimensions to be as follows:

Gross Frontage	23 ft 3 ins	(7.08 m)
Net Frontage	20 ft 2 ins	(6.15 m)
Internal Width	21 ft 10 ins	(6.65 m)
Build Depth	56 ft 5 ins	(17.20 m)
Ground Floor	1,152 sq ft	(107.02 sq m)
First Floor	394 sq ft	(36.60 sq m)

PRICE

Offers in excess of **£100,000** are invited for our client's heritable interest.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£17,700**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£8,673**.

Energy Performance Certificate

EPC Rating = F

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

All viewings are strictly by prior arrangement with EYCO - 0131 226 2641.

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CHARTERED SURVEYORS

52 Channel Street, Galashiels TD1 1BA



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Get in touch



Alastair Rowe
arowe@eyco.co.uk
0131 558 5140



Fraser McMillan
fmcmillan@eyco.co.uk
0131 558 5114

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Agency Rent Reviews Asset Management Rating Investment Development