



49 Channel Street Galashiels TD1 1BJ

Situated on Busy Thoroughfare

- Well Established Retail
- High Volume of Passing Trade
- 618sq ft
- Rates Exempt
- Rent: o/o £12,000p.a.
- Sale: o/o £120,000

LOCATION

The subject premises are located to the north side of Channel Street close to its junction with Douglas Bridge within an area of existing national and local retail operators.

Galashiels is an established Scottish Borders commuter town situated some 27 miles to the south of Edinburgh and 18 miles to the east of Peebles. The town forms a major transport network for the Scottish Borders with links to Edinburgh and Carlisle by way of the A7 and to Newcastle by the A68 arterial road. It is also part of the main bus hub and will soon be the central hub for the forthcoming railway line, linking the Scottish Borders to Edinburgh.

Neighbouring occupiers include Argos, Holland & Barrett, Lloyds pharmacy, Subway, Boots, Nationwide Building Society, Co-Op Funeral Care.

PROPERTY

The property comprise a ground floor retail unit with a larger mixed use tenemental development of sandstone construction surmounted by a pitched roof. The property benefits from dual display windows and single door entrance leading to an open plan retailing space with partitions erected to the rear creating store / tea prep and w.c. facility.

AREA

57.45sqm (618sq ft)



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RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £12,000 per annum.

SALE

The property is available on a freehold interest for o/o £120,000

V.A.T

Figures quoted exclusive of V.A.T.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.