

# DM HALL

## To Let

### Industrial

71 Island Street  
Galashiels  
TD1 1PA



669 SQ M  
7,415 SQ FT

# Property Details

- 2 adjoining warehouse units with adjacent store
- Surfaced yard area of 0.24 Ha (0.59 acre)
- Fenced site with dual access gates
- Office accommodation

## LOCATION:

Galashiels is situated off the A7 amidst the picturesque Borders countryside and lies approximately 18 miles from Peebles, 40 miles south of Edinburgh and 58 miles north of Carlisle. The Scottish Borders Railway provides easy connectivity to Edinburgh and beyond via the station at Tweedbank. The town is located in the centre of the Scottish Borders and is the principal commercial and administrative hub for the area.

The subjects are located on Island Street, one of the principal thoroughfares through Galashiels. Neighbouring occupiers include Screwfix, Easy Bathrooms & Tiles, City Plumbing, McDonalds and TK Maxx.

## DESCRIPTION:

The subjects comprise a self contained yard upon which 2 separate warehouses and a storage unit are located.

Building 1 comprises 2 bays of brick/block construction with a metal sheet roof incorporating translucent light panels. One bay has formerly been utilised as a trade counter/office. This unit has tea preparation and toilet facilities and benefits from having a suspended ceiling with integral lighting. The second bay has been used as a warehouse and is accessed by way of an electrically operated roller shutter loading door measuring approximately 3.1 metres high x 3.58 metres wide. The unit has a 3 phase power supply.



Building 2 is of steel framed construction clad in a combination of brick and profiled metal sheeting. The unit benefits from having a loading door measuring approximately 3.59 metres wide x 2.3 metres high.

Building 3 comprises a steel framed modular storage unit fitted with racking and benefits from having 4 access doors.

The site is self contained and is surfaced in a combination of tarmac and concrete. The total yard area is 0.24 Ha (0.59 acre).

#### ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross internal basis and is as follows:

	SQ M	SQ FT
Building 1	358.9	3,863
Building 2	250.8	2,699
Store	79.3	853
<b>Total</b>	<b>689</b>	<b>7,415</b>

#### SERVICES:

Building 1 benefits from having electricity, water and drainage supplies.

#### LEASE TERMS:

Rent available on application.

#### ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

#### NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £28,500. Further information on rates payments can be found at [www.saa.gov.uk](http://www.saa.gov.uk)



# Property Details

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

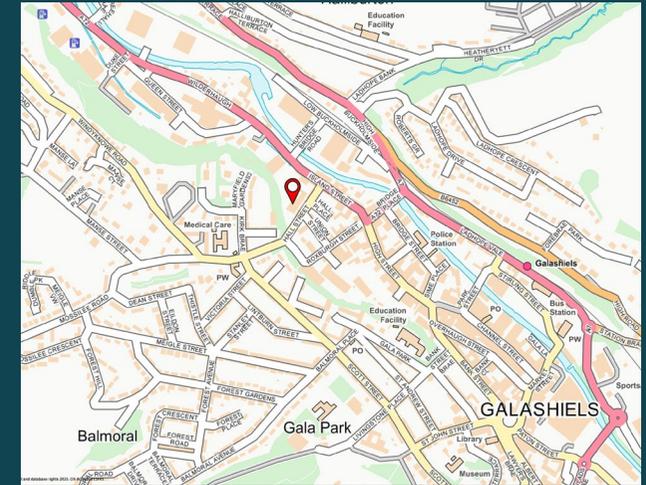
All prices quoted are exclusive of VAT.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



## Make an enquiry

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**DM HALL**



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**RICS**

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