



## 63-65 Channel Street, Galashiels, TD1 1BH

Retail To Let, Galashiels

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	4,851 sq ft / 450.67 sq m
<b>Rent</b>	£20,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Prime Retailing Location
- Return Frontage
- 4,851sq ft
- Rent: o/o £20,000p.a.x
- Modern Build
- Ground & 1st Floor
- Rear Loading

## Summary

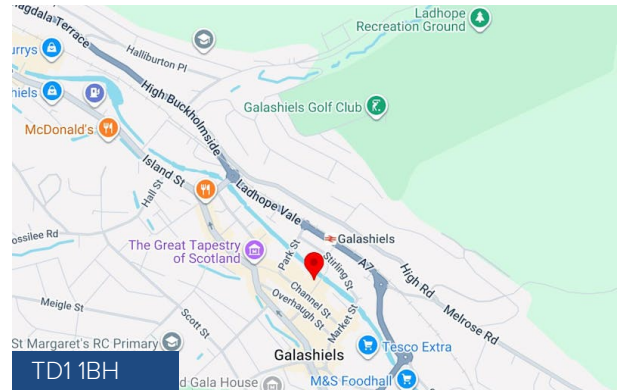
<b>Available Size</b>	4,851 sq ft
<b>Rent</b>	£20,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

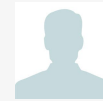
The property comprises a ground and first floor commercial unit within a larger, modern parade surmounted by a pitched roof overlaid in tile. The property offers display frontage facing onto Channel Street and Douglas Bridge, being open plan internally with dual staircases leading to the upper floor.

Internally the property is presented in a good standard with lighting being of halogen spot and fluorescent strip, with partitions erected to form main office, staff room and w.c. facilities.

The property also benefits from rear access to a common service yard to the rear of the demise.



## Viewing & Further Information



**Will Rennie**

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**TSA** Property Consultants

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63-65 Channel Street, Galashiels, TD1 1BH

Return Frontage Town Centre Investment

- Prime Retailing Location
- Modern Build
- Return Frontage
- Ground & 1st Floor
- 4,851sq ft
- Rear Loading
- Rent: o/o £20,000p.a.x

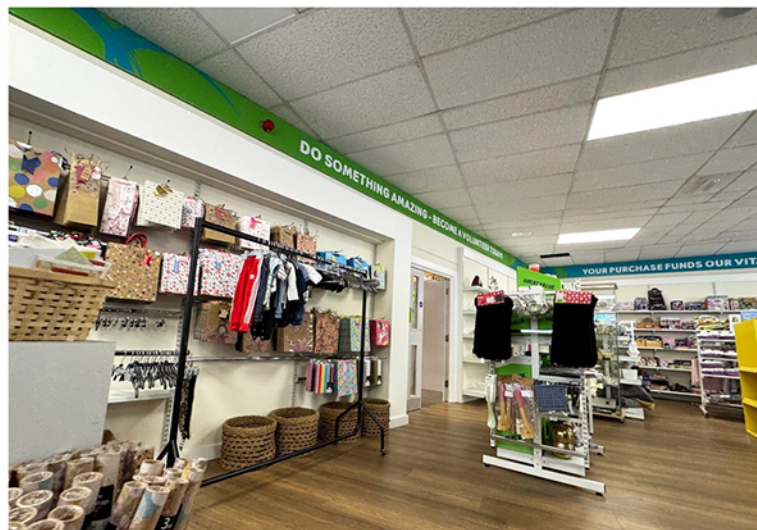
#### Location

The property is situated on the north side of Channel Street, with access and frontage also on Douglas Bridge, within the town of Galashiels. Galashiels is a busy Scottish market town located in the Borders some 30 miles south of Edinburgh and 30 miles west of Berwick Upon Tweed. The town has a resident population of some 14,000 persons. Communication links are provided via a direct train line to Edinburgh and also the A7 trunk road which links to Edinburgh, Hawick and Carlisle.

The subjects are located on the north side of Channel Street, the principle retailing street within the town. Nearby traders include Nationwide Building Society, Holland & Barrett, Argos, TUI and many others.

#### Property

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Return Frontage Town Centre Investment

**Area**

The property has the following approximate net internal floor areas:

Ground: 296.25sqm (3,189sq ft)  
1st: 154.4sqm (1,662sq ft)  
Total: 450.65sqm (4,851sq ft)

**NAV/RV**  
£28,500

**Rent**

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £20,000p.a.x.

**V.A.T.**

The property has been elected for V.A.T.

**Title**

Available on request

**Viewing**

By appointment

**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, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude

**TSA Property Consultants**

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**Property Misdescriptions 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 enquiries at the earliest opportunity.