

Ground Floor Retail Unit

64 Channel Street, Galashiels, Selkirkshire, TD1 1BA

Prominent Window Frontage
Guide Rent £9,900 per annum

Edwin
Thompson





BRIEF RESUME

- Ground Floor Retail Unit
- Good Transport Links
- NIA 128.17 sq m (1,379 sq ft) or thereby

DESCRIPTION

A ground floor retail unit with prominent window frontage and off-set entrance door.

The building is of traditional construction with coursed stone to the front elevation with protruding string course to eaves level under mansard roof with slate finish to roof slopes.

The front shop has a modern fitout with slatwall panelling to the front shop and suspended ceilings with recessed LG 3/ LG 7 lighting. It provides highly flexible accommodation.

ACCOMMODATION

A deceptively deep unit configured to provide front shop, rear shop/ storage with base unit incorporating stainless steel sink unit to the southeast corner and WC. Rear delivery access to Overhaugh Street.



LOCATION

64 Channel Street is situated in a prominent position within the principal retail area serving Galashiels Town Centre.

National retailers in close vicinity of the subjects include EE , Vodaphone, WH Smith as well as Nationwide Bank and Bank of Scotland.

Galashiels and District has a population of approximately 14,970 according to the 2021 Mid-Year Population estimates compiled by National Records of Scotland a small increase in relation to the population recorded at the 2011 Census (14,590).

Situated within the Central Scottish Borders, Galashiels is one of the largest Towns in the region. It is generally considered to be the principal administrative, social and retail centre effectively serving a population of in excess of 116,020.

There is a significant student population within the town with campuses of Heriot Watt University and Borders College approximately 1 mile to the east at Netherdale. Borders General Hospital also has close training ties with eh Edinburgh Universities.

In recent years Galashiels has benefited from considerable public and private investment. Developments have included the Gala Water Retail Park, two new supermarkets to the east of the town centre and significant transport infrastructure works including the Galashiels Inner Relief Road, and the Borders Railway link re-establishing passenger services between Edinburgh Waverley and the Central Borders. The journey time from Galashiels to Edinburgh city centre by train is approximately 55 minutes with departures every 30 minutes. On weekdays, the first train departs from Edinburgh at 05.45 with the last at 23.55.

AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq Ft
Net Internal Area	128.17	1,379
In terms of Zone A	79.34	854

E & oe Measurements taken using a laser measurement.





Energy Performance Certificate

TBC

Rateable Value

The subjects are currently assessed to a Rateable Value of £9,700 effective from 01-April-2023

Rateable value information has been obtained from the Scottish Assessors Association website. Whilst believed to be correct, this information has not been independently verified.

Services

All mains services are connected.

Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

Value Added Tax

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.

Planning

Established use will be Class 1A of The Town and Country Planning (use classes) (Scotland) Order 1997.

Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300

Fax. 01896 758883

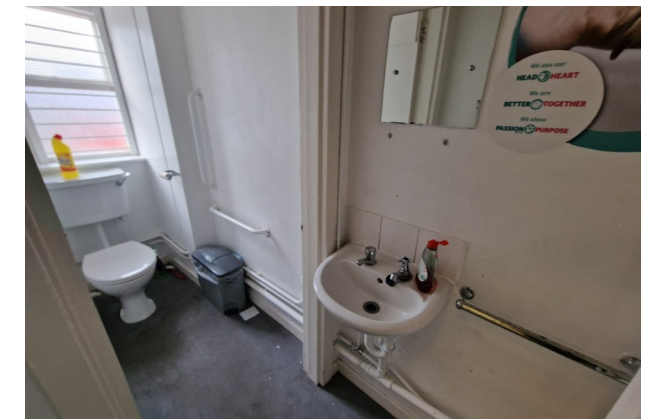
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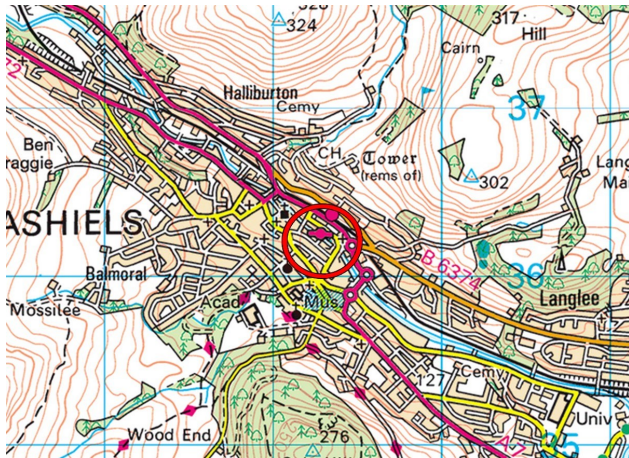
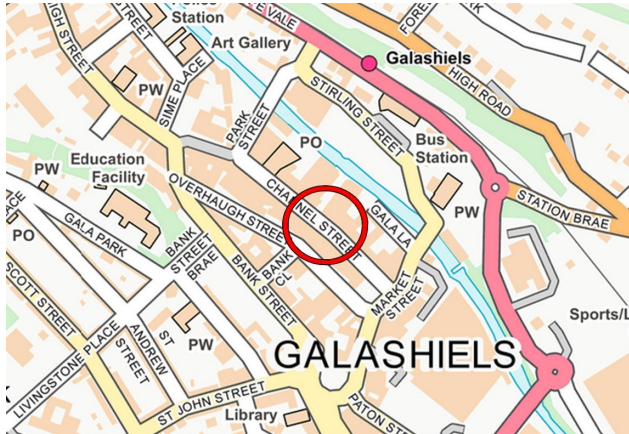
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Total area: approx. 122.2 sq. metres (1315.4 sq. feet)

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