

20 Elm Row Galashiels, Selkirkshire, TD1 3JH

Ground Floor Retail Space may suit Treatment Room, Retail Unit, Office

Net Internal Area 39.19 sq m (421.70 sq ft)

Guide Rent—£7,800 per annum

Edwin
Thompson





BRIEF RESUME

- Double Front Retail Unit
- Parking for approx. 5 cars
- May suit a range of uses
- NIA 39.19 sq m (421.70 sq ft)

DESCRIPTION

20 Elm Row comprises a double front ground floor retail unit with window frontage onto Elm Row and Scott Crecent. The property is of traditional construction built out of stone with pitched slate roof with flat section on the ridge made up of built-up mineral felt. To the rear there is a single storey brick built extension with pitched slate roof. Cast iron rainwater goods. Suspended timber floors to the main part of the building. Concrete floors to the single storey extension.

The property is accessed via Elm Row with a ramp up from street level. A tarmacadam parking area provides parking for approximately four to five cars.

ACCOMMODATION

The accommodation comprises:

Main entrance hall leading to reception area, treatment room 1, treatment room 2, treatment room 3, office, kitchen area, WC.

Externally, there is a private tarmacadam carpark.

LOCATION

The subjects are situated on the Elm Row a predominately residential area on the corner of Scott Crescent and Elm Row to the southeast of Galashiels Town Centre.

In 2022, Galashiels had a population base within a five-mile radius was 25,786, increasing to 39,535 within a ten mile radius. The Median age of the population within a five mile radius is 46.56 with an average household income of £29,030 per annum. (Source: Costar)

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.

AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice to the following approximate Net Internal Areas:

E & oe measurements taken with a laser measure.

Description	Sq m	Sq ft
Net Internal Area	39.19	421.70





RATEABLE VALUE

20 Elm Row is assessed to a Rateable Value of £3,450 effective from 01-Apr-23.

The Small Business Rates Relief Scheme (SBRR) currently offers up to 100% rates relief for premises with a rateable value of £12,000 or less based on a combined total of all the occupiers business premises within Scotland, subject to application and eligibility. This is reviewed annually but is current for the Financial Year.

SERVICES

Mains electricity, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

TBC

PLANNING

The subjects are situated within the Galashiels town centre boundary as defined within the Scottish Borders Local Development Plan.

Established Use is understood to be Class 1A of the Town and Country (Use Classes) Scotland Order 1997 (as amended) which incorporates former Class 1 (Retail), Class 2 (Financial, Professional and Other Services). Class 1A also has permitted development rights for change of use to Class 3 (Hot Food) and Class 4 (Business).

LEASE TERMS

Available by way of a new lease on FRI terms. In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

VAT

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending applicants must satisfy themselves independently as to the instances of VAT in respect of any transaction. It is our understanding that the property is not elected to VAT.



VIEWING

By appointment with the sole agents.

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

Tel. 01896 751300

Fax. 01896 758883

E-mail: g.paxton@edwin-thompson.co.uk

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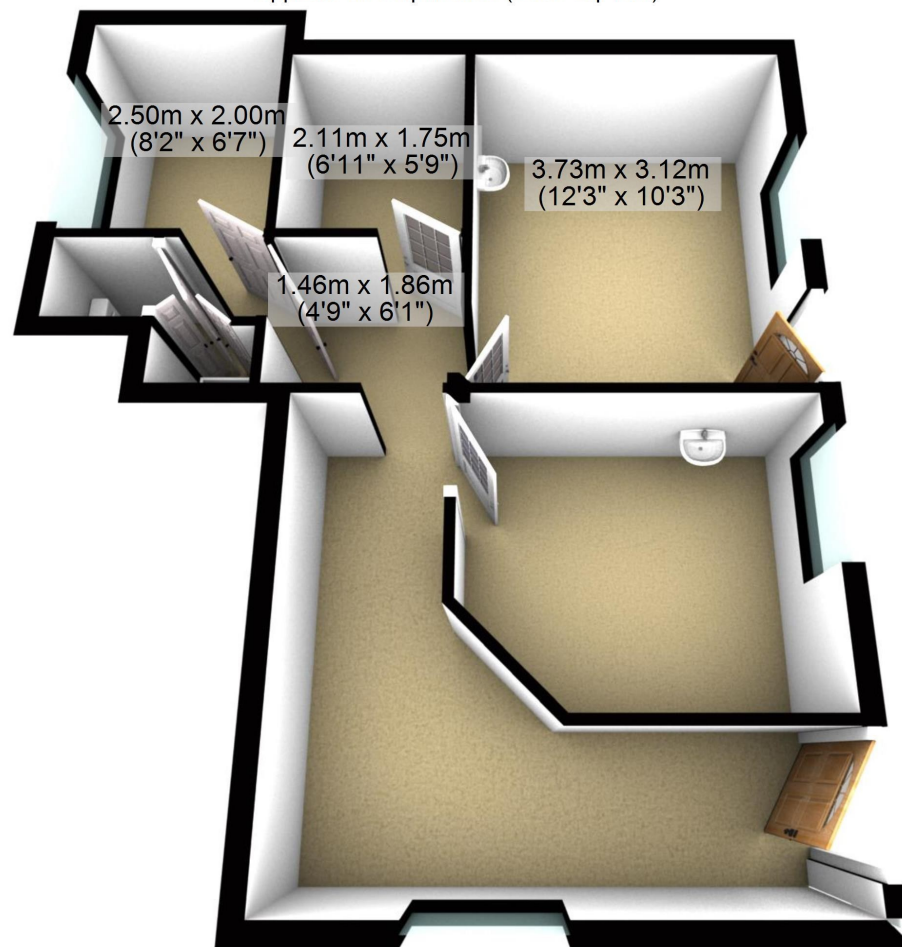
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Ground Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



Total area: approx. 47.1 sq. metres (506.7 sq. feet)

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GALASHIELS, SELKIRKSHIRE, TD1 3JH

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Galashiels Office

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