

Coffee Shop to Let

25 High Street Galashiels Selkirkshire TD1 1RY

Turn-Key Condition. Modern fit-out

• Rental Offers Over £8,000 per annum are invited

Edwin
Thompson





BRIEF RESUME

- Prominent Position
- High quality fit-out
- 14 covers
- Well equipped kitchen

LOCATION

A good trading position to the eastern end of the High Street, within Galashiels Town Centre.

Galashiels is situated within the Central Scottish Borders. It is generally the principal administrative, retail and social centre for the region effectively serving a population of 116,820. Galashiels has a population of approximately 12,960 according to the 2020 Mid-Year Population Estimate compiled by the National Records of Scotland. There is a significant student population with Campuses at Heriot Watt and Borders College at Netherdale one mile east. Borders General Hospital nearby has close training links with the Edinburgh Universities.

In recent years Galashiels has benefitted from considerable investment. The Borders Railway Link re-established passenger services between Edinburgh Waverley and the Central Borders in 2015.

The journey time from Galashiels to Edinburgh City Centre is approximately fifty-five minutes, with departures every thirty minutes. On weekdays the first train departs from Edinburgh at 05:53 with the last at 23:23.

LEGAL COSTS

The tenant will be responsible for the Landlords reasonable costs in connection with the preparation of the lease agreement.

This coffee shop is located opposite the £6.7 million Great Tapestry of Scotland attraction which generates around 22,000 visitors each year.

DESCRIPTION

A ground floor single fronted unit within a traditional nineteenth century terraced building which is on two principal floors plus attic level.

The building is of traditional stone construction under a pitched roof clad in Welsh Slate. There is a single storey extension to the rear. This is again of stone construction with a pitched roof clad in slate. Internally, walls are internally lined. Floors are part solid part suspended timber.

This is a single fronted unit with offset entrance door providing excellent window frontage to High Street.

Internally, the unit has benefits from a modern fit out. It provides an excellent opportunity in turn-key condition ready to trade.

ACCOMMODATION

The accommodation currently comprises:

Café with timber panelled service counter. It provides table and seating for approximately 14 covers; Kitchen fitted with stainless steel work units including dual drainer sink unit, external door to the vennel to the east; rear hall with access to storage pantry and two WCS (one fitted to accessible standard).

WHAT3WORDS///

Neat.dynamic.matchbox

AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice to a Net Internal Area of 51.69 sq m (556 sq ft).

SERVICES

Mains electricity, water and drainage,

The premises are fitted with smoke and heat detectors.

FIXTURES AND FITTINGS

Only items specifically mentioned in the particulars of sale are included in the price.

Fixtures and fittings including the tables and chairs are available by separate negotiation with the current tenant.

RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £5,800 effective from 01-Apr-2023.

The Small Business Rates Relief scheme provides up to 100% relief for business with a combined Rateable Value of £12,000, subject to application and eligibility.

PLANNING CONSIDERATIONS

Established use is understood to be Class 3 (Hot Food) together with ancillary hot food takeaway in accordance with the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

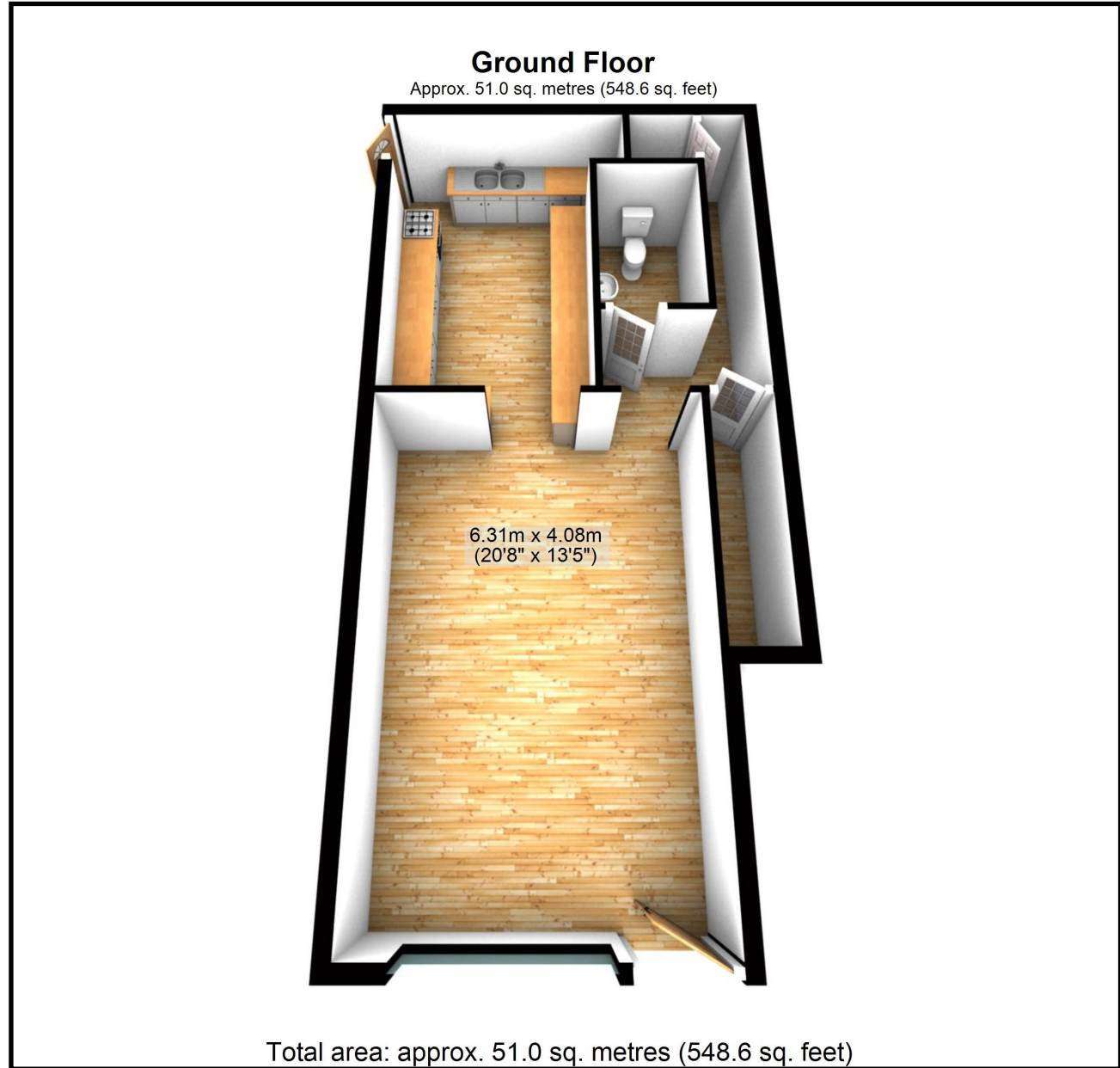
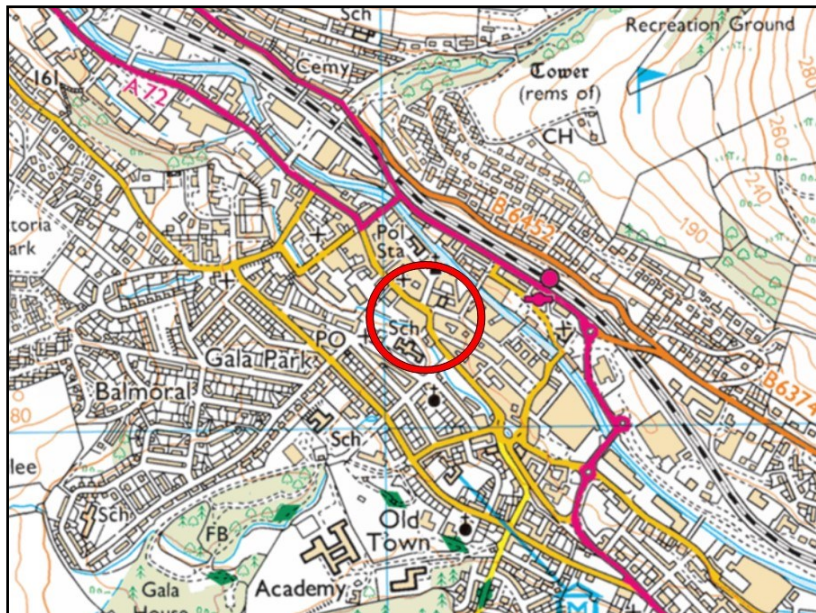
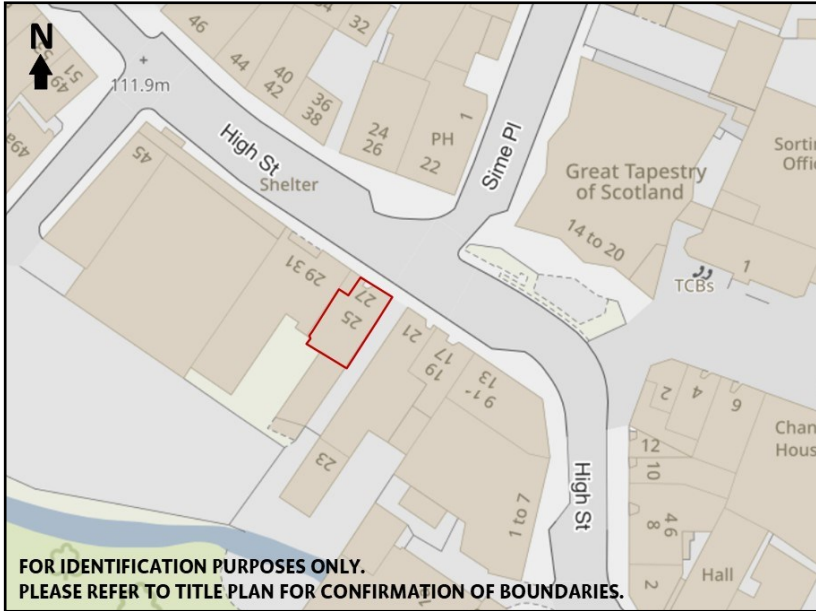
VIEWING

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors

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FOR INDICATIVE PURPOSES ONLY. NOT TO SCALE

Coffee Shop

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