

# For Sale - Retail Premises \*Potential Café/Restaurant

105 Channel Street, Galashiels TD1 1BN

Edwin  
Thompson





# Retail Premises \*Potential Café/Restaurant

105 Channel Street, Galashiels TD1 1BN

Retail Premises - Class 1 (Shops)

\*Potential for Café/Restaurant Premises - Class 3 (Food and drink)

\*May also suit a range of Class 2 (Financial, professional and other services) uses

\*(Alternative use subject to obtaining necessary consent)

Prime town centre position

Excellent window frontage to Market Square

Highly flexible

Net Internal Area 118.46 sq m (1,275.09 sq ft)

**Offers Over £125,000**

**Ref. GC22-07**

## Description

The premises comprise a prominent ground floor unit within a three storey plus attic level end terraced block in Galashiels Town Centre.

The building is of traditional sandstone construction with unusual, curved gable end to the Market Street elevation.

The premises provides excellent window frontage to Market Square.

## Planning Considerations

The premises is currently established under use Class 1 (Shops) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

This section of Channel Street is defined as Core Activity Area under Policy ED4 of the Scottish Borders Local Development Plan which seeks to encourage commercial uses to increase footfall and prevent the gradual loss of essential Town Centre activities which are considered important to the 'Vitality and Viability' of the Town Centre. Policy ED4 seeks to safeguard retail uses, as well as food and drink outlets within the Core Activity Area.

## General Information

The subjects are situated on Channel Street within Galashiels town centre.

Galashiels with a population of approximately 14,000 is one of the principal towns in the Scottish Borders. It is generally considered to be the main administrative, retail and social centre for the region, effectively serving a population of 115,000. In recent years Galashiels has been subject to considerable investment.

Developments have included the Galashiels inner relief road and the Borders Railway link. Which has re-established passenger services between Edinburgh Waverly and the central Borders. The journey time from Galashiels to Edinburgh city centre is approximately 55 minutes, with departures every 30 minutes.

The town features a wide range of High street and out of town retailing, restaurants, cafes and local amenities. There is also a significant student population, as home to the Heriot Watt University School of Textiles and Design as well as having a campus of Borders College.

105 Channel Street is situated to the eastern end of Channel Street overlooking the Towns Market Place close to the junction of Market Street and Channel Street.

Nearby non-domestic occupiers include Waggles Dog Grooming Salon, DC Sportz, Borders Orthodontists, Pavilion Cinema, Borders Bingo Club, Tantalise Tanning Studio, TSB, Dominos, Poundland, Subway, Ladbroke's, Cornerstone, Belle Amie Hairdressers, Boots Opticians and Hays Travel Agents.

## What3words///

replace.february.punctuate

### Accommodation

The accommodation currently comprises:

Front shop which has been opened out to rear shop; eastern side sub-divided with stud-partition wall to provide small office area; solid walls to the lobby with Belfast sink and area of worktop through to WC.

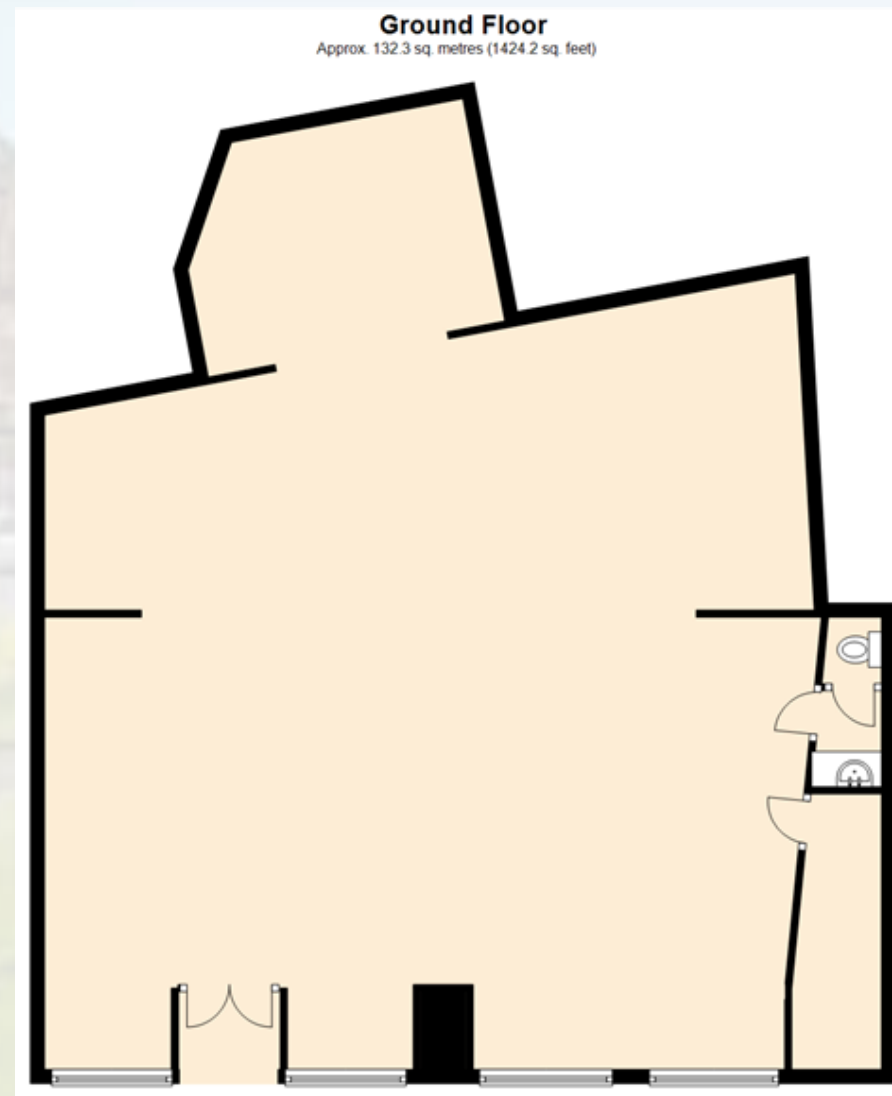
Rear shop / Store room.

### 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
<b>Net Internal Area</b>	<b>118.46</b>	<b>1,275.09</b>
<b>In Terms of Zone A</b>	<b>102.80</b>	<b>1,106</b>

*E & oe Measurements taken using a laser measurement device.*



For indicative purposes only. Not to scale.



## Energy Performance Certificate

To be confirmed

## Rateable Value

The subjects are assessed to a Rateable Value of £14,900 effective from 01-April-2017.

Rateable value/council tax information has been obtained from the Scottish Assessors Association website whilst believed to be correct, this information has not been verified.

## Services

All mains services are understood to be connected.

## Licence

The subjects benefit from a full Premises Licence.

## Occupational Lease

Not Applicable. The premises are owner occupied available with vacant possession.

## Tenure

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

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the in-going tenant will be liable for any stamp duty land tax, registration dues and VAT thereon.

## Value Added Tax

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

## Viewing

By appointment with the sole agents.

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

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Fax. 01896 758883

E-mail: [s.sanderson@edwin-thompson.co.uk](mailto:s.sanderson@edwin-thompson.co.uk)

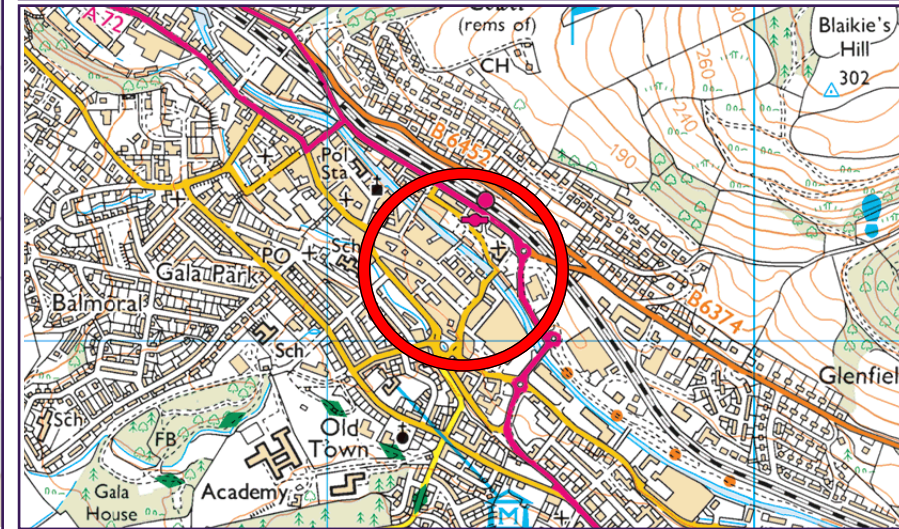
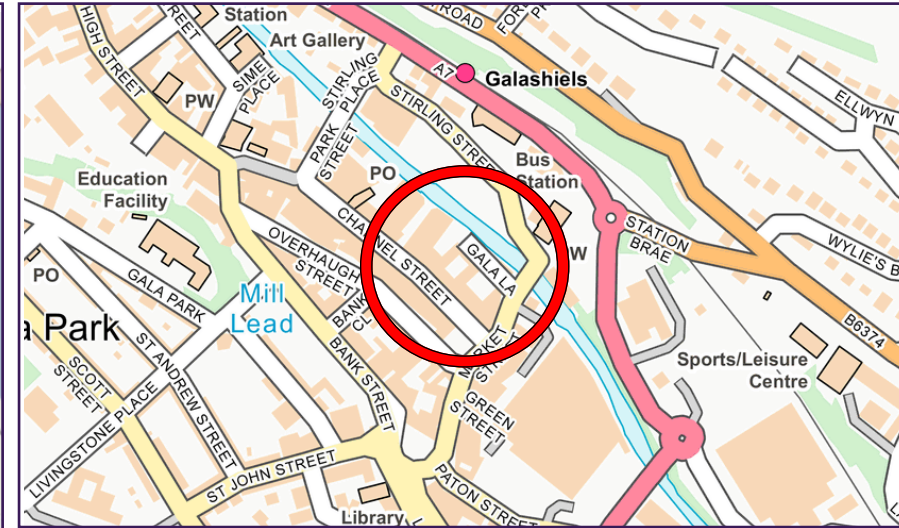
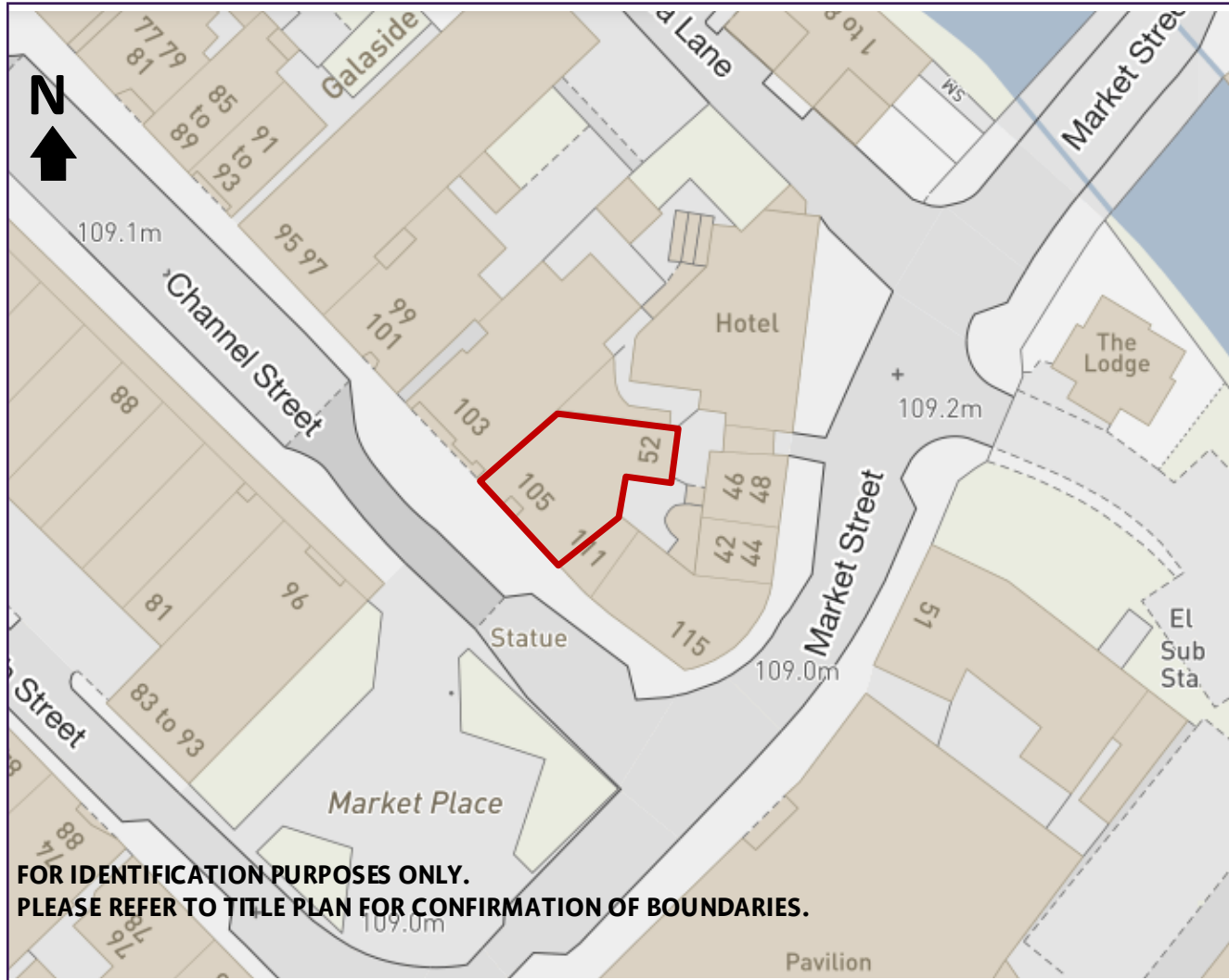




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PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.**

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