

# Ground Floor Office/Retail

84 Channel Street, Galashiels, Selkirkshire, TD1 1BD

For Sale - Offers Over £85,000

Ground floor Shop premises—NIA 76.42 sq m (822 sq ft)

Edwin  
Thompson





## Office/Shop/Treatment Studio

An extremely well positioned opportunity within Galashiels town centre. Available with Vacant Possession.

### BRIEF RESUME

- Ground Floor Retail Premises
- Prominent Window Frontage
- Service/Delivery Access to Rear
- NIA 76.42 sq m (822 sq ft)

### DESCRIPTION

The premises comprise a prominent retail unit occupying the ground floor of a two storey building. The unit is situated adjacent to the town's main taxi rank.

### AREAS

The premises have been measured to a Net Internal Area of 76.42 sq m (822 sq ft).

### PLANNING

Established Use would have been Class 2 (Financial, Professional or Other Services). Following introduction of Class 1A this will support retail, financial or service uses.

### LOCATION

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 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.





## RATEABLE VALUE

The current Rateable Value effective from 01-April-2023 is £8,200

Small Business Rates Relief Scheme currently provides up to 100% rates relief for units 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 relief is reviewed annually in accordance with the Budget.

## SERVICES

Mains electricity, water and drainage are connected.

## EPC

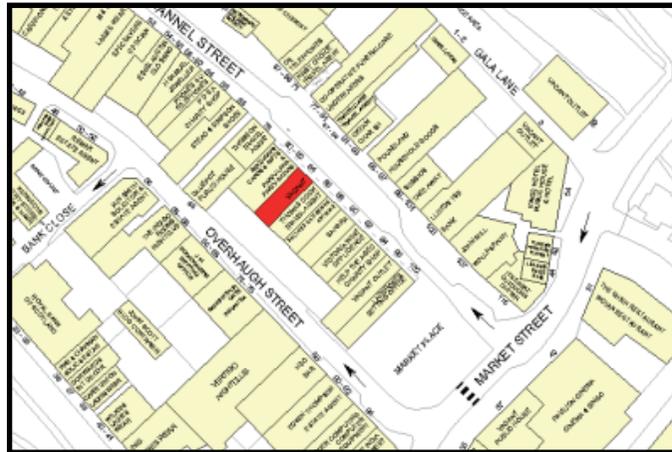
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## LEGAL COSTS

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

## 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

Tel. 01896 751300

Fax. 01896 758883

E-mail: [g.paxton@edwin-thompson.co.uk](mailto:g.paxton@edwin-thompson.co.uk)

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Edwin  
Thompson



Galashiels Office

T: 01896 751300  
[Edwinthompson.co.uk](http://Edwinthompson.co.uk)