

26 HIGH STREET, GALASHIELS, TD1 1SE

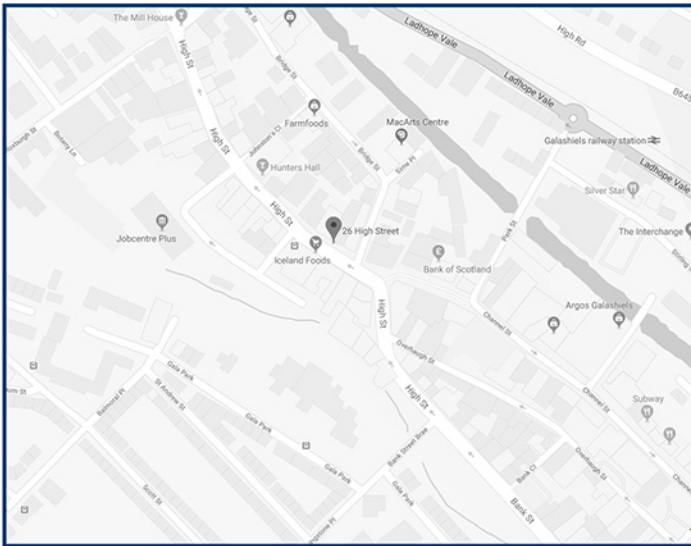


PROMINENT FORMER ARCADE

The subjects are located within the town of Galashiels, one of the main towns in the Scottish Borders with a resident population in the region of 12,500. Situated on the North side of High Street, the subject frontage faces South permitting a great deal of natural light to penetrate the frontage.

Neighbouring occupiers include Iceland, Clydesdale Bank, Harrow Inn Public House & Trinity Parish Church

- Flexible Terms
- £15,000 per annum
- 2,393sq ft



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Subjects

The subjects comprise the ground floor of a 3 storey traditional sandstone building overlaid by a pitched slate roof.

The subjects benefit from a prominent double frontage of aluminium framed glazed persuasion.

Benefitting from 2 points of access and egress to the front, the subjects may suit sub-division alternatively a variety of uses such as hot food, veterinary centre, medical or dental practice.

Internally the subjects have been fitted out to a reasonable condition with slat walls in the front area of the subjects with storage to the rear which could also be utilised in conjunction with the main area to the front.

NAV/RV

The subjects have been assessed and entered onto the valuation roll with a rateable value elective 01/04/2017 of:

£17,200



PROPOSAL

The subjects are available to lease on a new full repairing and insuring basis for a negotiable term for £15,000per annum.

Our client is open to any and all proposals in respect of the leasehold interest and invites offers for their freehold interest in the subjects.

V.A.T.

The subjects have not been elected for V.A.T.

E.P.C.

Available upon request

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.