

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Commercial Premises

71 Island Street, Galashiels, TD1 1NU



Set within the major commercial centre of the Borders, the sale of 71 Island Street, Galashiels brings a unique and exciting opportunity to the buyer. Currently occupied by JT Dove, the site is offered for sale with vacant possession, and occupies an extensive area of approximately 0.64 acres, providing two industrial buildings comprising a single-storey warehouse and a lean-to structure, as well as a tarmac yard. Ideally suited to those with a similar business type, or those in need of additional warehouse space, viewing is considered essential to fully appreciate.



Commercial Premises

71 Island Street, Galashiels, TD1 1NU

The Property:

The site currently occupied by JT Dove Ltd comprises the owner occupier section as well as two further units to the rear of the premises, currently held on lease.

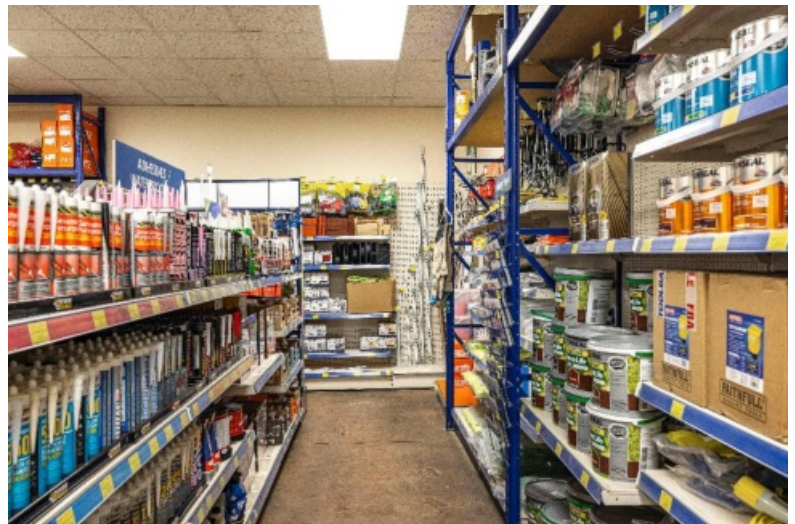
Section available for sale:

Two industrial units comprising a single storey warehouse, extending to a generous 258.43sqm, in addition to a lean-to structure of steel frame, extending to a further 81.34sqm. Overall, the internal area available for sale totals 339.77sqm.

Leased sections:

The current occupant leases further units to the rear of the premises, comprising an interconnecting warehouse, extending to a further 358sqm, and showroom with WC compartment, kitchenette and an office.

This area of the site is not available for sale, however there may be an option for the lease to be transferred and extended to the new owner.



Location:

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. The town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Services:

The property is understood to connect to mains supply of water, gas, electricity and drainage. It should be noted that within the owner occupied section, while there are connections to electricity, this does not benefit from WC facilities.

EPC:

Pending

Legal Fees:

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT.

Valuation & Trade fixtures and fittings

71 Island Street will be sold with vacant possession and has been independently valued on this basis at £190,000. No trading figures will be supplied as part of the sale. Trade fixtures and fittings are not included within the sale value.

Rateable Value:

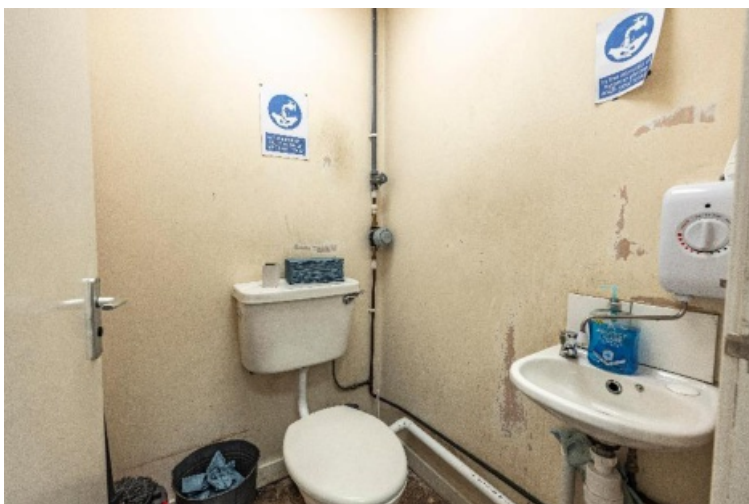
According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £28,500. The uniform business rate for the current year is £0.49 pence in the pound. Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

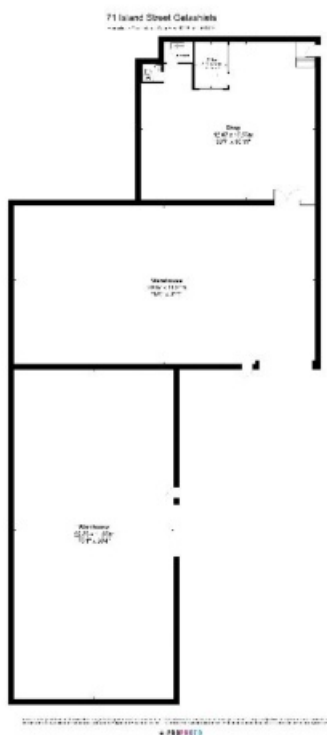
Viewing:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

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Hawick, TD9 9BU
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Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.