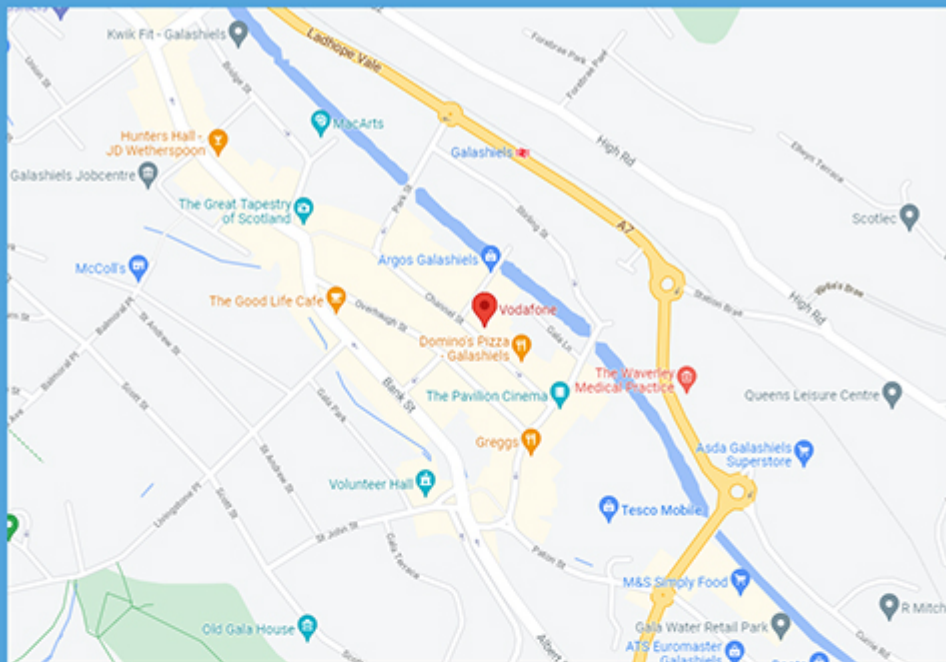


67-69 CHANNEL STREET, GALASHIELS, TD1 1BN



PRIME POSITIONED TOWN CENTRE VODAFONE INVESTMENT



- Prominent Position
- Ground & 1st Floor
- 2,325sq ft
- Tenant: Vodafone Ltd
- Expiry: September 2026
- Passing Rent: £9,500p.a.
- Price: £115,000

LOCATION

The subject premises are located to the north side of Channel Street within an area of existing national and local retail operators.

Galashiels is an established Scottish Borders commuter town situated some 27 miles to the south of Edinburgh and 18 miles to the east of Peebles. The town forms a major transport network for the Scottish Borders with links to Edinburgh and Carlisle by way of the A7 and to Newcastle by the A68 arterial road. It is also part of the main bus hub and will soon be the central hub for the forthcoming railway line, linking the Scottish Borders to Edinburgh. Neighbouring occupiers include Argos, Holland & Barrett, Lloyds pharmacy, Subway, Boots, Nationwide Building Society, Co-Op Funeral Care.

SUBJECTS

The subjects comprise a mid terrace retail unit set within a commercial portfolio of modern construction. The property benefits from prominent aluminium framed and glazed frontage with dual display windows flanking the entrance door.

Internally the property has been fitted out in accordance with Vodafone corporate specification with floors overlaid in laminated timber, walls have been lined and painted with lighting provided by way of halogen spots and L.E.D. panels recessed within the suspended acoustic tile ceiling along with air conditioning units providing heating and cooling.

Partitions have been erected to form store room, w.c. and access to the upper floor with private office, storage and staff area.

AREA

The subjects have been measured on a net internal area basis and are calculated to extend to the following floor area;

Ground: 104.5sqm (1,125sq ft)
 1st Floor: 111.45sqm (1,200sq ft)
 Total: 215.95sqm (2,325sq ft)

EXECUTIVE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: Vodafone Limited
 Expiry: 30th September 2026
 Break: 3rd year providing not less than 6 months notice
 Passing Rent: £9,500p.a.x.





PROPOSAL

Our client is offering their freehold interest in the property for £115,000

V.A.T

Prices quoted are exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party will be responsible for their own legal costs incurred in the transaction.

TITLE & LEASE

Available on request

LBTT & REGISTRATION DUES

The tenant / purchaser shall be responsible for any LBTT or Registration Dues incurred in the transaction



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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.