



FOR SALE / MAY LET

36 Bridge Street

Galashiels, TD1 1SW | 426.81 sq.m (4,594 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK

TOWN CENTRE UNIT SUITABLE FOR A
VARIETY OF USES (SUBJECT TO PLANNING)

LOCATION

Galashiels is located within the heart of the Borders area of Scotland, approximately 35 miles South of Edinburgh. The town has a population of approx. 13000 and is recognised as a key principal town in providing services, employment and retail offers to a wider catchment of at least 35000. Many public services for the Borders area are located in Galashiels including the Fashion Campus of Heriot Watt University.

The property is located in the Town Centre, a short walk from the High Street. The surrounding area is mixed use with residential and commercial properties.

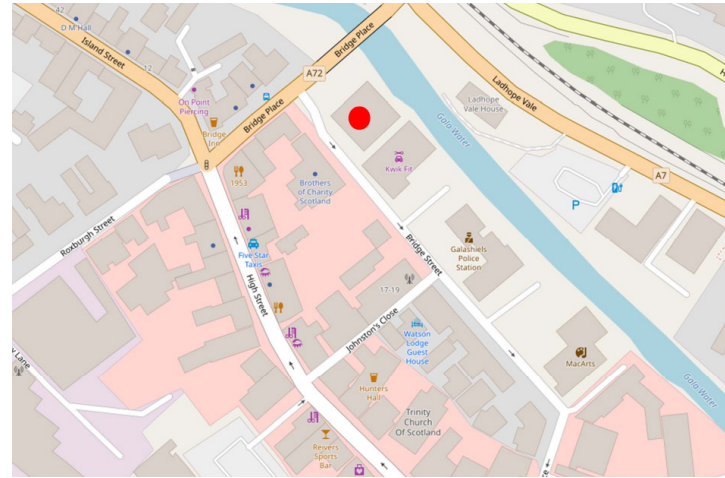
DESCRIPTION

The subjects comprise a single storey building of brick and steel construction. A modern shopfront is installed and there is a roller door to the side. Externally, there are areas of ground to the front and side of the property for parking/deliveries.

FLOOR AREA

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate gross internal area calculated:-

Ground Floor	426.81 sq.m	4,594 sq.ft
--------------	-------------	-------------



PRICE/RENT

On application

VAT

Our client has confirmed that the property is not elected for VAT.

LEASE TERMS

Any lease will be on a Full Repairing and Insuring basis for a duration to be agreed.

RATEABLE VALUE

£22,250 effective from 1 April 2023.

RATES DETAIL

Any purchaser/tenant will have the right to appeal the Rateable Value. Interested parties should verify all rating figures with the Local Authority.

TENURE

Heritable

ANTI MONEY LAUNDERING

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchaser and vendor. Accordingly, a bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy current AML requirements when Heads of Terms are agreed.

EPC CERTIFICATE

Details upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser/tenant will be responsible for any LBTT and registration dues applicable.

ENTRY

Upon conclusion of all legalities.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

RICHARD NOBLE

t. 01224 597528

e. richard.noble@fgburnett.co.uk

FGBURNETT.CO.UK