Stirling Street Galashiels, Selkirkshire TD1 1BY

Heritable Retail Investment

Rent £75,000 per annum

lot 21

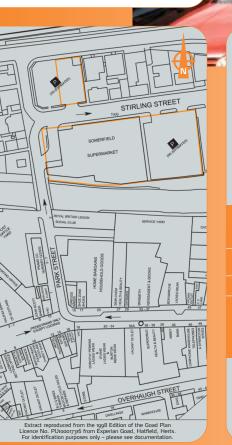
Prominent town centre location, close to prime retail thoroughfare

- Let to B&M Retail Ltd, with over 230
 stores UK-wide
- Principal commercial centre for the Scottish Borders area
- Nearby occupiers include Halfords, Tescos, McDonald's and Next

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On behalf of The **co-operative** estates



Locati

Miles: Edinburgh (28 miles), Berwick upon Tweed (32 miles) Roads: A68, A7

Air: Edinburgh, Newcastle International

Galashiels is a major commercial centre and central communication point for the Scottish Borders. The property is situated on a substantial corner plot, close to the prime retail thoroughfare. Nearby occupiers include Asda, Boots, Halfords, Marks & Spencer, Matalan, Next, McDonald's and Tesco.

Description

The property comprises a modern, stand-alone, ground floor retail store. There is also ancillary storage on the first floor and a substantial car park adjacent to the building, with a further car park on Stirling Street.

Heritable (Scottish Equivalent of English Freehold).

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground First Floor	Retail Storage		(17,593 sq ft) (2,895 sq ft)	B&M RETAIL LTD (1)	10 years from 13/09/2010 until 2020 (2)	£75,000	12/09/2015
Totals 1,903.45 sq m (20,488 sq ft)						£75,000	

(1) For the year ending 31st December 2010 B&M Retail reported a turnover of £538,321,000, pre-tax profit of £35,183,000 and a net worth of £67,540,000. (Source: www.riskdisk.com 22/08/2011)
 (2) The lease provides for an option to determine in the 5th year with 6 months' notice.

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Solicitors: Brodies LLP Brodies LLP, 15 Atholl Crescent, Edinburgh EH3 8H. Tel: +44 (o)131 656 o193. Email: colin.morrison@brodies.com Ref: Colin Morrison.

The Special Conditions of Sale and a legal package are available from the Vendor's Solicitors or available on-line at www.acuitus.co.uk