

lot 21

**Stirling Street  
Galashiels, Selkirkshire TD1 1BY**

Rent  
**£75,000**  
per annum  
exclusive

**Heritable Retail Investment**

- 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, Tesco, McDonald's and Next



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



**Location**

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

**Situation**

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.

**Tenure**

Heritable (Scottish Equivalent of English Freehold).

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	1,634.44 sq m	(17,593 sq ft)	<b>B&amp;M RETAIL LTD (1)</b>	10 years from 13/09/2010 until 2020 (2)	£75,000	12/09/2015
First Floor	Storage	269.01 sq m	(2,895 sq ft)				
<b>Totals</b>		<b>1,903.45 sq m</b>	<b>(20,488 sq ft)</b>			<b>£75,000</b>	

- (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.

**For further details please contact:**

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