

## 58-68 Channel Street Galashiels, Selkirkshire TD1 1BA

### Heritable Retail Investment

- Four retail units let to H Samuel Ltd, Phones 4 U Ltd and PDSA
- Prominent town centre location in The Scottish Border's largest commercial centre
- Nearby occupiers include Santander Bank, Superdrug, W H Smith, Lloyds Pharmacy and Subway
- Six Week Completion

# lot 49

Rent  
**£81,583**  
per annum  
exclusive



### Location

Miles: 31 miles south of Edinburgh  
38 miles west of Berwick-upon-Tweed  
Roads: A68, A7  
Air: Edinburgh Airport

### Situation

The property is situated on the south-west side of Channel Street, the principal retailing thoroughfare in the town centre, diagonally opposite the junction with Douglas Bridge. Nearby occupiers include Santander Bank, Superdrug, W H Smith, Lloyds Pharmacy and Subway.

### Description

The property comprises a parade of four traditional ground floor retail units. The residential uppers parts are on a separate title and not included in the sale.

### Tenure

Heritable (Scottish Equivalent of Freehold).

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
58	Ground	Retail	105.07 sq m (1,131 sq ft)	<b>H SAMUEL LTD (1)</b>	35 years from 14/08/1979	£25,600	13/08/2014
62	Ground	Retail	165.09 sq m (1,777 sq ft)	<b>PHONES 4U LTD (2)</b>	10 years from 29/06/2006	£28,000	28/06/2016
64	Ground	Retail	128.02 sq m (1,378 sq ft)	<b>THE PEOPLE'S DISPENSARY FOR SICK ANIMALS t/a PDSA (3)</b>	15 years from 17/06/2003	£27,983	17/06/2018
68	Ground	Retail	139.82 sq m (1,505 sq ft)	<b>VACANT POSSESSION</b>			
<b>Totals</b>			<b>538.00 sq m (5,791 sq ft)</b>			<b>£81,583</b>	

(1) For the year ending 2nd February 2013, H Samuel Limited reported a turnover of £243,450,000, pre-tax profits of £9,902,000 and a total net worth of £90,232,000. (Source: www.riskdisk.com 06/11/2013)

(2) For the year ending 31st December 2012, Phones 4U Limited reported a turnover of £963,686,000, pre-tax profits of £88,810,000 and a total net worth of £375,377,000. (Source: www.riskdisk.com 06/11/2013)

(3) PDSA is a leading UK veterinary charity. PDSA provide veterinary services to sick and injured animals and promote responsible pet ownership. (Source: www.pdsa.org.uk 06/11/2013)

### For further details please contact:

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### Solicitors:

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