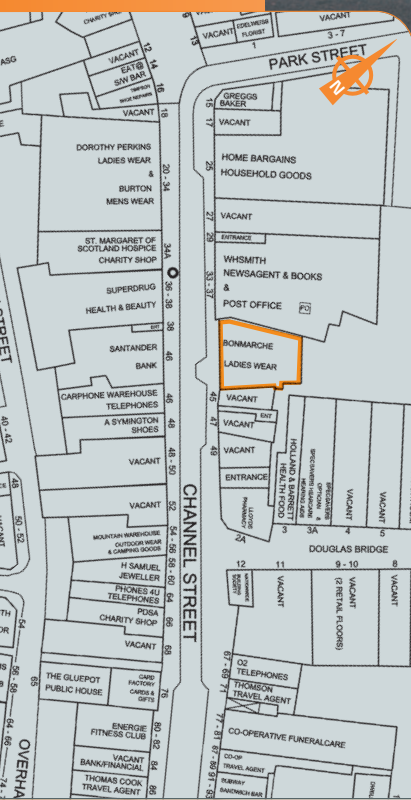


lot 73

41/43 Channel Street  
Galashiels TD1 1BJRent  
£45,000 per  
annum  
exclusive

## Modern Retail Investment

- Well located in the main retailing pitch in Galashiels
- Modern unit with extensive frontage
- Neighbouring occupiers include WH Smith, Post Office, Santander and M&Co



## Location

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

## Situation

The property occupies a prominent position on the north-east side of Channel Street close to Douglas Bridge. Channel Street benefits from on-street parking. Galashiels is a major commercial centre in the Scottish Borders. The town is home to the main campus for the Borders College with an annual student intake per year of 5,500 people. The town is well connected to Edinburgh, with the Borders Railway being opened by the Queen on 6th September 2015. The journey time from Galashiels (Tweedbank) to Edinburgh Waverley is on average 51 minutes.

## Description

The property comprises a well configured, modern retail unit arranged over ground and first floor level. The unit has a double frontage onto Channel Street, with ground floor retail accommodation and first floor ancillary accommodation.

## Tenure

Heritable.

## VAT

VAT is applicable to this lot.

## Six week completion

## Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 552 5191.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	220.27 sq m (2,371 sq ft)	<b>BONMARCHÉ LIMITED (1)</b>	15 years from 10/03/2003 on a full repairing and insuring lease	£45,000	09/03/2018
First	Ancillary	210.05 sq m (2,261 sq ft)				
<b>Totals</b>		<b>430.32 sq m (4,632 sq ft)</b>			<b>£45,000</b>	

(1) For the year ending 28th March 2015, Bonmarché Limited reported a turnover of £178,575,000, pre-tax profits of £12,626,000 and a total net worth of £22,528,000 (Source: Experian Group 21/04/2016).

## For further details please contact:

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**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

## Joint Auctioneer

**Graham and Sibbald**  
11 Manor Pl, Edinburgh EH3 7DL.  
Tel: +44 (0)131 225 1559.  
Email: graeme.millar@g-s.co.uk  
Ref: Graeme Millar.

## Seller's Solicitors:

**DLA Piper**  
Rutland Square, Edinburgh EH1 2AA.  
Tel: +44 (0)131 242 5078.  
Email: Scott.Ferrier@dlapiper.com  
Ref: Scott Ferrier.