

# 62 Channel Street, Galashiels, Selkirkshire TD1 1BA

Heritable Retail Investment

**Lot 85**

£28,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	165.09 sq m (1,777 sq ft)	EE LIMITED (1)	10 years from 29/06/2006 on a full repairing and insuring lease	£28,000	Tacit Relocation (Scottish equivalent of holding over)
<b>Total</b>		<b>165.09 sq m (1,777 sq ft)</b>			<b>£28,000</b>	

(1) For the year ending 31st March 2017, EE Limited reported a turnover of £7,991,000,000, a pre-tax profit of £651,000,000 and a total net worth of £56,000,000 (Source: Experian Group 17/4/2018).

### Key Details

- Let to EE Limited
- For the year ending 31st March 2017, EE Limited reported a turnover of £7,991,000,000, a pre-tax profit of £651,000,000 and a total net worth of £56,000,000
- Prominent town centre location in the Scottish Borders' largest commercial centre
- Nearby occupiers include Santander Bank, Holland & Barratt, WH Smith, Lloyds Pharmacy, Subway and Poundland

### Location

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

### Situation

The property is situated on the south side of Channel Street, the principal retailing thoroughfare in the town centre, opposite the junction with Douglas Bridge. Nearby occupiers include Santander, Holland & Barratt, WH Smith, Lloyds Pharmacy, Subway and Poundland.

### Description

The property comprises retail accommodation on the ground floor.

### Tenure

Heritable (Scottish equivalent of freehold).

### Note

The adjoining retail unit at 58 Channel Street is being offered as lot number 86.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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