

Lot 86

£15,000 per annum exclusive

58 Channel Street, Galashiels, Selkirkshire TD1 1BA

Heritable Retail Investment



Key Details

- Let to H Samuel Ltd
- For the year ending 30th January 2016, H Samuel Limited reported a turnover of £247,414,000, a pre-tax profit of £17,904,000 and a total net worth of £103,920,000
- 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 62 Channel Street is being offered as lot number 85.

VAT

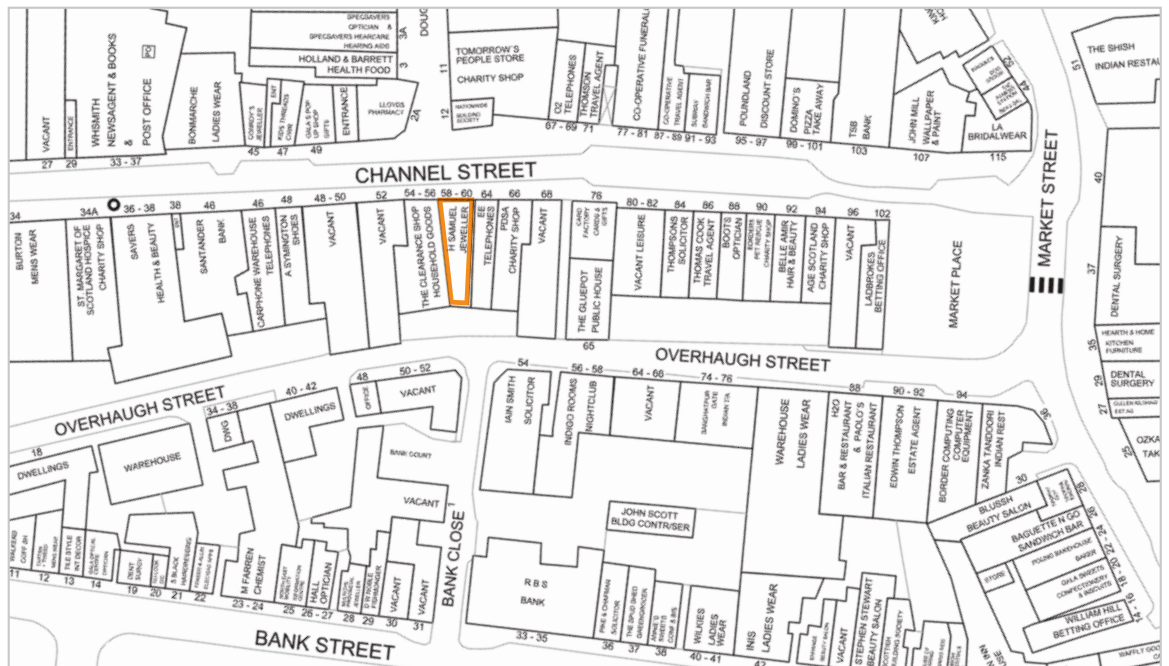
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	105.07 sq m (1,131 sq ft)	H SAMUEL LTD (1)	From 13/08/2014 until 31/01/2016 on a full repairing and insuring lease (2)	£15,000
Total		105.07 sq m (1,131 sq ft)			£15,000

- (1) For the year ending 30th January 2016, H Samuel Limited reported a turnover of £247,414,000, a pre-tax profit of £17,904,000 and a total net worth of £103,920,000 (Source: Experian group 17/4/2018).
- (2) The tenant is currently occupying on a monthly basis, either party can determine the lease on one month's notice.



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