

Lot 54

£16,500 Per Annum
Exclusive

48 / 50 Channel Street, Galashiels, Borders TD1 1BA

Heritable Retail Investment



Key Details

- Town Centre Location
- Let to Why Not Scottish Borders on a lease expiring in 2029
- Occupiers close by include Post Office, Holland & Barratt, WHSmith, Subway and Specsavers

Location

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

Situation

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

Description

The property comprises a ground floor shop and first floor ancillary. The remainder of the property is not included in the sale.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

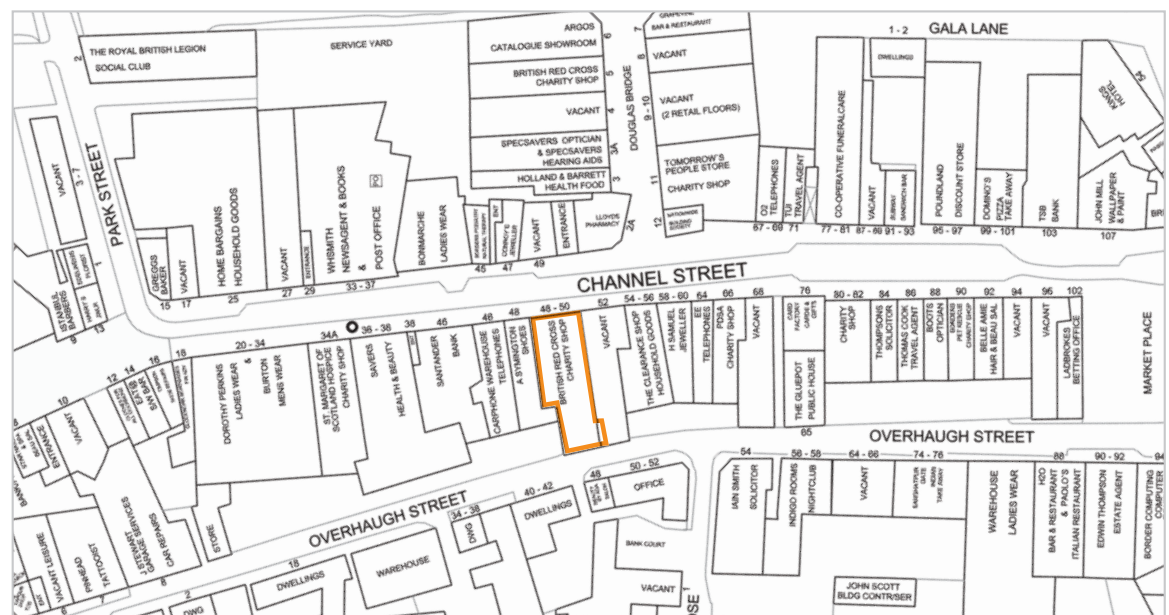
Viewings

Please contact Mhairi Archibald (07718 899341)

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	266.06 sq m (2,864 sq ft)	WHY NOT SCOTTISH BORDERS CIC (1)	10 year lease from 01/02/2019 to 31/01/2029	£17,500 (2)	
First	Ancillary	42.26 sq m (455 sq ft)				
TOTAL		308.32 sq m (3,319 sq ft)			£17,500 (2)	

- (1) Why Not Scottish Borders CIC operate a drop in cafe at this location.
- (2) Stepped rent whereby year 3 rent £18,500 p.a., year 4 rent £19,500 p.a., year 5 £22,000 p.a. There will be an increase to £23,000 p.a. at rent review on 31/01/2024



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Mhairi Archibald
+44 (0)7718 899 341
mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44(0) 207 034 4864
peter.mayo@acuitus.co.uk

Seller's Solicitors: Dentons UK
Rachel Dunn/ Simon EtcHELLS,
+44 (0)330 222 0050
rachel.dunn@dentons.com
/simon.etcHELLS@dentons.com