



Retail Premises

82 Channel Street, Galashiels TD1 1BD

Location

Galashiels is situated in the Borders area of Scotland and is acknowledged as the prime retailing location within the central Borders region. The town has a population of approximately 14,000 and a catchment within a 20-minute drive time of approximately 35,000.

The property is situated within the prime section of Channel Street, the principal retail thoroughfare of the town, close to its junction with Market Street. Overhaugh Street lies to the rear.

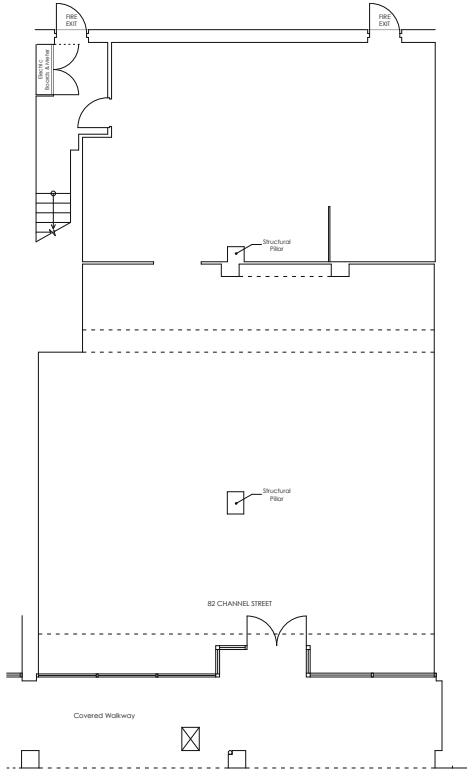
Nearby retailers include Card Factory, Thomsons Solicitors, Thomas Cook, Boots and Poundland and Subway. Douglas Bridge Shopping Centre lies diagonally opposite.

Description

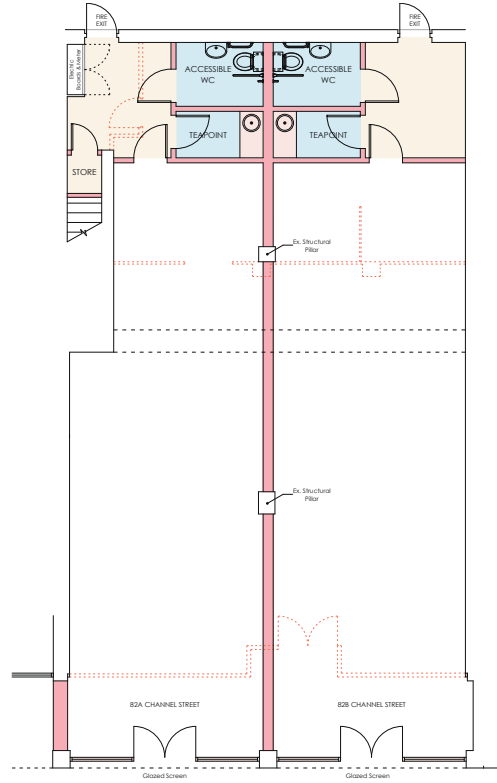
The property forms part of a terrace block of ground floor retail units, with separately accessed 1st floor accommodation above under a pitched and slated roof with flat roofs to the rear. The upper floor is also accessed from a rear internal staircase.

Internally, the accommodation comprises a large retailing area to the front, capable of sub division, with storage to the rear and access to the upper floor. At 1st floor the accommodation is cellular providing a range of offices and storage together with toilets.

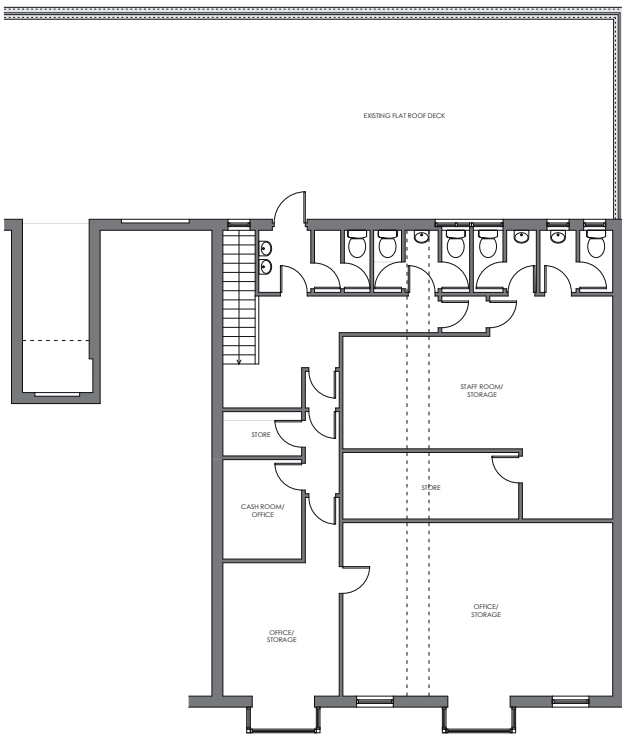
A purchase of the property provides an opportunity to separate the subjects and converting the upper floor to residential.



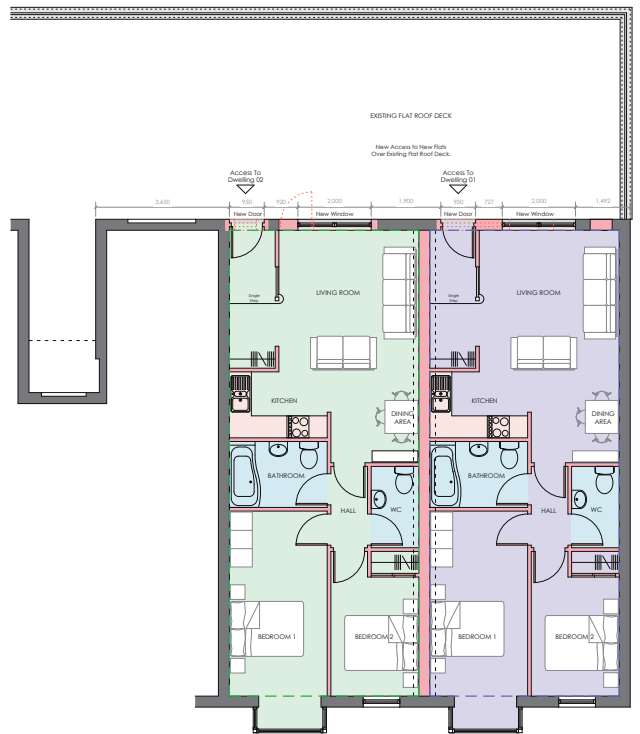
EXISTING GROUND FLOOR PLAN



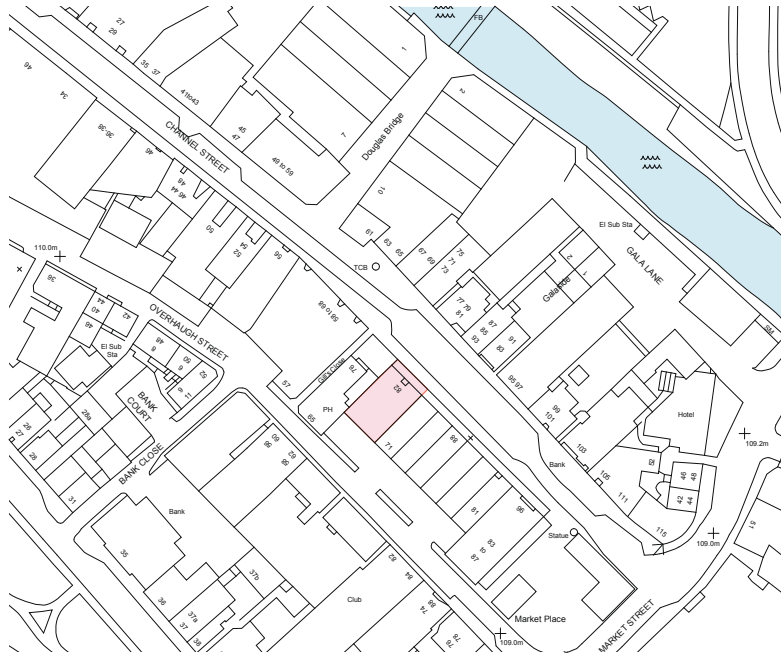
PROPOSED GROUND FLOOR PLAN - OPTION C (Sub Division)



EXISTING FIRST FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



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Floor Areas

Ground Floor	1,702 sq ft	(158.14 sq m)
1st Floor	1,187 sq ft	(110.34 sq m)
Total	268.48 sq m	(2,889 sq m)

Our clients may consider sub division of the ground floor to create two retail units.

Rent

Offers Over £20,000 pa exclusive of VAT

Alternatively, our client may sell their heritable interest. For further information on price please call the joint agents.

Business Rates

RV: £19,900
UBR: £0.48/£1 (2018/19)
Payable: £9,552

Planning

Planning permission has been granted for the conversion of the upper floor into two 2 bedroom flats. Further information can be provided upon request.

Energy Performance Certificate

A copy of the EPC can be provided upon request.

Vat

All prices, rents, etc are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

Viewing

Please contact the joint agents for viewing arrangements:

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