

Units 9/10 Douglas Bridge Galashiels TD1 1BH



Prime Retail Unit - close to main car park
Rent: £27,500 pa / Price: On application
NIA: Ground: 3,206 sqft / First Floor 2,815 sq ft

Location

Galashiels as a popular market town in the Scottish Borders with a population of approximately 14,000 and a wider catchment of over 100,000. The town is approximately 32 miles south of Edinburgh and is considered to be the primary town within the Scottish borders.

Douglas Bridge Shopping Centre occupies an excellent position just off Channel Street and is the main thoroughfare between the new Borders rail station and the town centre. The centre comprises 15 units totalling in excess of 44,000 sqft of retail space. Occupiers include Holland and Barrett, Argos, Specsavers, Vodafone, British Red Cross and Barnardos.

Accommodation

The premises comprise a double retail unit arranged over ground and first floors of a single storey modern retail parade.

Internally the premises comprise open plan retail space at ground floor with further retail at first floor along with storage, WC facilities and staff/kitchen areas.

The premises extends to the following approximate areas:

Ground Floor: 3,206 sq ft / 297.84 sqm

First Floor: 2,815 sq ft / 261.52 sqm

Rent

Offers over £27,500 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Price

On application

Rates

Rateable Value: £26,000 UBR (2020/21): £0.498 Rates Payable: £12,948 pa

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

EPC

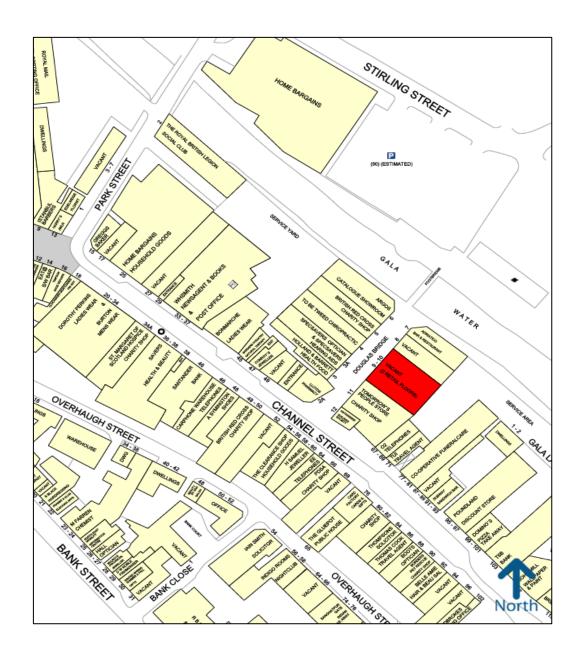
On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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