



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 incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with BRITTON PROPERTY

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



BRITTON
PROPERTY

To Let/May Sell

Units 9/10 Douglas Bridge
Galashiels TD1 1BH





BRITTON
PROPERTY

To Let/May Sell

Units 9/10 Douglas Bridge
Galashiels TD1 1BH

