

To Let - Café/ Retail Premises

6-8 Market Street, Galashiels, Selkirkshire. TD1 3AA

Edwin
Thompson



Café/ Tea Room/ Retail Premises

6-8 Market Street, Galashiels, Selkirkshire. TD1 3AA

A prominent corner terraced two storey unit with prominent window frontage to Market Street with Galashiels town centre.

- Prime town centre position
- Excellent display frontage to Market Street
- Established use Class 3—Food and Drink
- Class 1 (Retail) and Class 2 (Financial and Professional Services also permitted)
- Net Internal Area 112.69 sq m (1,213 sq ft)

Available by way of a new lease . Flexible lease terms by negotiation.

Guide Rent £11,500 per annum

Ref. GN173

General Information

6-8 Market Street occupies a prominent town centre corner site with excellent window frontage on to Market Street.

Galashiels in the central Scottish Borders is generally considered to be the administrative and retail centre for the region, effectively serving a population of in excess of 110,000. It is home to the fashion, textile and design school of Heriot Watt University and a Borders College campus, as such the town also has a significant student population.

Significant investment has been made within the town centre with re-development works to the streetscape and transport infrastructure works including the Galashiels inner relief road the Borders Railway link re-establishing passenger services between Edinburgh Waverley and the Central Borders.

The journey time from Galashiels to Edinburgh city centre is approximately 55 minutes, with departures every 30 minutes. On weekdays the first train departs from Edinburgh at 0545, the last at 2355. Further details on the Borders railway are available at <http://www.bordersrailway.co.uk>.

Edinburgh 27 miles Kelso 17 miles Carlisle 63 miles Newcastle-upon-Tyne 74 miles

Description

Traditional corner terraced unit with traditional façade to Market Street, currently configured to provide:

Ground Floor: Bright and well-presented café complete with kitchen and servery, rear lobby with WC off. Stairs to first floor level.

First Floor: Kitchen, further dining area with children's play area off, walk-in store room.

Planning

Established used will be Class 3 – Food and Drink of the Town and Country Planning (Use Classes) (Scotland) Order 1997 well suited to a coffee shop, restaurant or wine bar.

Under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 this also permits Class 1, Retail uses and Class 2 (Financial, professional and other Services) which also permits Class 1 (Retail) providing flexibility for a wide range of retail and office uses which may include general retail, post office, travel agency, hair salon, financial services, professional services, gallery, studio, treatment rooms, artisan workshop or similar.

Services

All mains services are connected.

Gas fired central heating.

Rateable Value

£10,700 effective from 01-Apr-2017.

The Small Business Rates Relief Scheme provides rates relief to help small businesses in Scotland. For the 2019/2020 year up to 100% rates relief is available for business with a combined rateable value (of all business premises in Scotland) with a Rateable Value of £15,000 or less subject to application and eligibility. Further details are available from the Business Rates Team at Scottish Borders Council. Tel. 0845 3000341.

Areas

The property has been measured in accordance with International Property Measurement Standards to the following approximate floor areas:

Description	Sq m	Sq Ft
Ground Floor	51.84	558
First Floor	49.29	530
Total	101.74	1,088

Energy Performance Certificate

Energy Performance Rating G150

Lease Terms

Available by way of a new lease.

Terms by negotiation.

Rental

Guide Rent £11,500 per annum

In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

Entry

On the conclusion of legal missives

Legal Costs

The tenant will be responsible for the Landlords reasonable costs in connection with the preparation of the lease agreement.

In the normal manner, the in-going tenant will be liable for any stamp duty, land tax, registration dues and VAT incurred thereon, where applicable.

Value Added Tax

Any prices are exclusive of VAT. The property is not understood to be elected to VAT. However, any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction

Satellite Navigation

For those with the use of Satellite Navigation the postcode for this property is TD1 3AA

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the price.

Local Authority

Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 OSA

Tel 01835 824000.

Viewings

Strictly by appointment with the sole agents:

Edwin Thompson LLP, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel: 01896 751300
Fax: 01896 758883

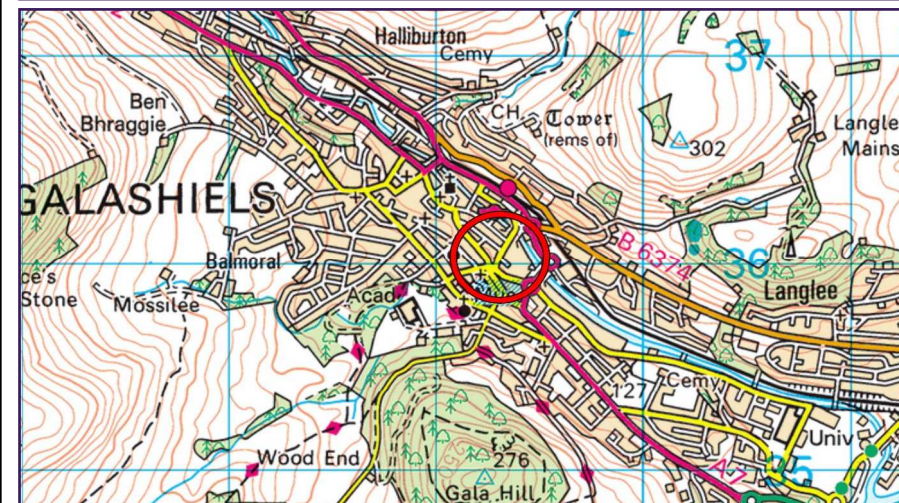
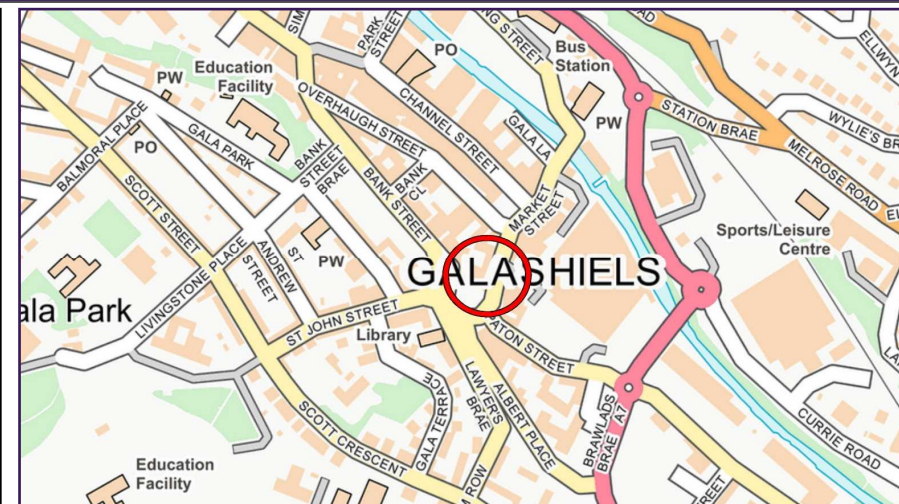
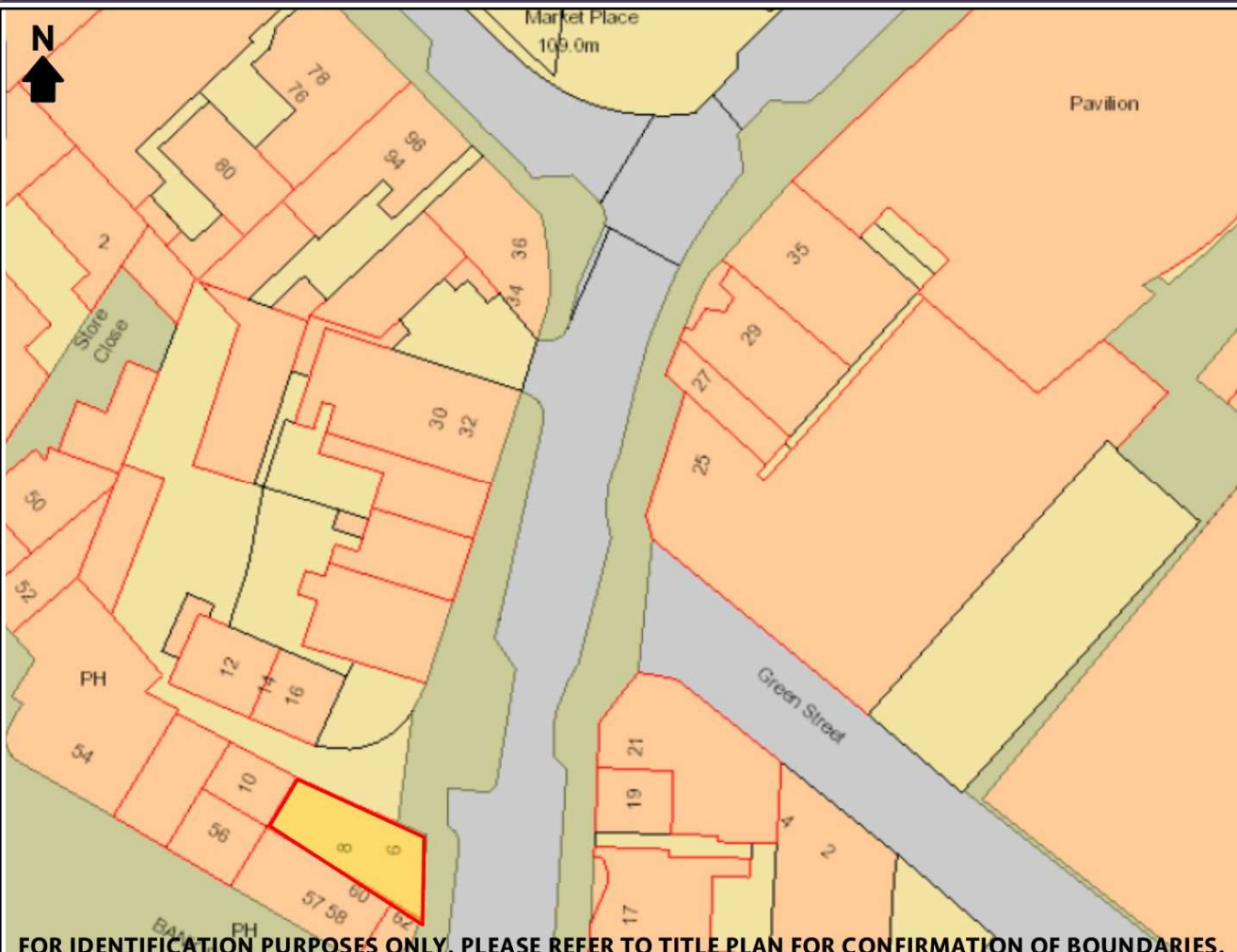
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FOR IDENTIFICATION PURPOSES ONLY. PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.

Berwick upon Tweed
Carlisle
Galashiels
Kewick
Newcastle
Windermere

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