

For Sale

Hair Salon/ Shop/ Office
6a Island Street
Galashiels
TD1 1NU

Edwin
Thompson



- Well appointed unit most recently occupied as a hair salon
- Prominent position with strong level of passing trade
- Alternative potential for a range of retail or office uses
- Gross Internal Area 16.45 sq m (177 sq ft)
- Accommodation: Main Retail Area and WC

Fixed price £39,000 is invited

Ref: GS1133

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Location

The subjects occupy a prominent location to the west of Galashiels town Centre.

Galashiels has a population of approximately 14,000 and is one of the main towns in the Scottish Borders. It is generally considered to be one of the principal administrative, retail and social centres for the region, effectively serving a population in excess of 110,000.

Within recent years Galashiels has benefitted from considerable public and private investment. Developments have included the Gala Water Retail Park, two new supermarkets to the east of the town centre and significant transport infrastructure works including the Galashiels inner relief road and, 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>.

The town features a wide range of high street and out of town retailing, restaurants, cafes and local amenities. As home of Heriot Watt University School of Textiles and Design and a campus of Borders College, there is also a significant student population.

Accommodation

A regularly shaped unit well appointed as a hair salon providing neat and nicely proportioned accommodation which comprises the main retail space and a WC. Also well suited to general retail or office use.

Area

Gross Internal Area 16.45 sq m (177 sq ft) or thereby

Rateable Value

The rateable value is assessed to £1,100 effective from 01-Apr-2010.

Under the Small Business Bonus Scheme, the subjects may be eligible for 100% rates relief. Subject to eligibility up to 100% relief is available for businesses with a combined rateable value of up to £10,000.

Tenure

Absolute Ownership.

Services

Mains electricity, water and drainage

Offers

A closing date may be set for offers. Please note that only those parties who formally notify us of their interest will be informed of a closing date. Interested parties are advised to notify the selling agents of their interest as soon as possible. The seller reserves the right to sell privately and is not bound to accept the highest or indeed any offer.

VAT

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

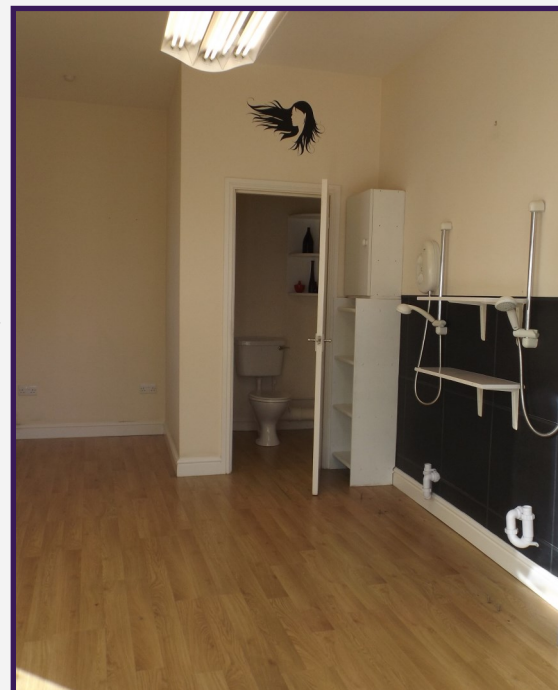
Viewings

By appointment
with Edwin
Thompson LLP

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Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere

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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.

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