

# To Let

Shop/ Office  
52 Bank Street  
Galashiels  
TD1 1EP

Edwin  
Thompson



- Prominently located town centre shop
- Excellent window frontage
- Strong level of footfall
- Suited to retail or office uses
- NIA 45.37 sq m (488 sq ft)

**Guide Rent £600 pcm**

All enquiries Invited. Goodwill by negotiation. Stock at Value.

Ref: G-R4752

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### Location

The subjects occupy a prominent position on Bank Street, one of the principal retail streets serving Galashiels and the central Borders.

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 prominently positioned regular shaped retail unit providing versatile accommodation.

The accommodation comprises:

Front shop with prominent window frontage and direct access to Bank Street, rear shop part sub-divided to provide kitchen area and WC.

### Areas

Net Internal Area 45.37 sq m (488 sq ft) or thereby

### Rateable Value

The rateable value has been assessed to £6,000.

Subject to eligibility and application under the Small Business Bonus Scheme, up to 100% rates relief may be available in the current financial year. Further information in this regard can be obtained Business Rates Team at Scottish Borders Council.

### Lease Terms

Available by way of a new lease. Lease terms by negotiation. Flexible in-house agreement facilitating early entry may be available, subject to status.

### Rental

Guide rent £600 pcm

### Legal Costs

The tenant will be responsible for the landlord's reasonable legal fees in connection with preparation of the lease up to £350 plus VAT.

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

### VAT

All figures quoted are exclusive of VAT.

### Viewing

Strictly by appointment with the sole agent

Edwin Thompson LLP, Chartered Surveyors

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Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Kewick  
Newcastle  
Windermere

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5. These particulars were prepared in January 2016.