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SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 X @AlliedEdinburgh
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TO LET/MAY SELL

8 Bridge Place, Galashiels, Scottish Borders, TD1 1SN

- ✔ Prominent shop premises located in Galashiels town centre
- ✔ Would suit a variety of businesses under Class 1A use
 - ✔ Immaculately presented and in 'walk-in' condition
- ✔ Potential to split into two dedicated units with own facilities
 - ✔ Extends to Net Internal Area of 75.08 sq m (808 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Galashiels is a busy Scottish market town located in the Borders some 30 miles south of Edinburgh and 30 miles west of Berwick Upon Tweed. The town has a resident population of some 14,000 people.

Communication links are provided via a direct train line to Edinburgh and also the A7 trunk road which links to Edinburgh, Hawick and Carlisle.

The subjects are located on the south side of Bridge Place in between the junctions of the High Street and Bridge Street with a mix of retail, office and residential properties in the area.

Parking is widely available in the town with numerous on street metered parking and large car park facilities.

DESCRIPTION

The subjects comprise a retail unit arranged over ground floor of a two storey and attic mid terrace building, contained beneath a pitched and slated roof.

There are two units available separated by a common passage accessing number 10 Bridge Place. The main shop benefits from a prominent, double window frontage, kitchen and separate meeting area. The other shop has a single window frontage with front and rear shop and WC. Both are in 'walk-in' condition with LED lighting and hard wood flooring throughout. Heating is by modern wall mounted panel radiators

Externally at the rear adjacent to a garden area are two good sized storage cupboards.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal areas:

75.08 sq m (808 sq ft)

RENT

Rental offers over £7,500 per annum are invited.

PRICE

Offers over £70,000 ex VAT is sought for our client's Heritable title (Scottish equivalent of English freehold).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £4,200 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

VAT

We understand the property is not elected for VAT.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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