



Tenure

Heritable.

Location

Galashiels is the largest town in the Scottish Borders and is located 28 miles south-east of Edinburgh via the A47 and 14 miles north of Hawick.

The property is situated on the south side of Channel Street, in the heart of Galashiels town centre, a short distance from Galashiels Rail Station.

Occupiers close by include EE (adjacent), O2 (opposite), Card Factory, Santander, WH Smith, Boots Opticians, H Samuel, Lloyds Pharmacy and Holland & Barrett, amongst a variety of others.

Description

The property is arranged on ground floor only to provide a shop with ancillary accommodation at the rear. The property forms part of a larger building the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Ground Floor Shop 123.40 sq m (1,329 sq ft)

Tenancy

The property is let by way of extension of the lease to THE PEOPLE'S DISPENSARY FOR SICK ANIMALS (t/a PDSA) for a term of 5 years from 17th June 2018 at a current rent of £15,000 per annum.

The lease contains full repairing and insuring covenants. There is a tenant's break option in the third year, subject to a three month rent penalty (1).

VAT

VAT is applicable to this lot.

Energy Performance Certificate

For EPC Rating please see website.

Galashiels

64 Channel Street Selkirkshire TD1 1BA

- **Heritable Charity Shop Investment**
- Let to The People's Dispensary for Sick Animals (t/a PDSA)
- New 5 year lease extension (1)
- Occupiers nearby include EE (adjacent), O2 (opposite), Holland & Barrett and H Samuel
- Reversion 2023
- Current Rent Reserved
£15,000 pa

