



Tenure

Heritable.

Location

Galashiels is the principal retailing town in the Borders Region with a population of 13,750. The town is located 28 miles south-east of Edinburgh via the A7 and 14 miles north of Hawick.

The property, located within a Conservation Zone, is situated fronting Channel Street, which is the principal retail thoroughfare of the town, opposite its junction with Douglas Bridge.

Occupiers close by include W H Smith, Bon Marché, Dorothy Perkins, Superdrug, Santander, Lloyds Chemists, Carphone Warehouse, M&Co, Specsavers and Co-Op Travel.

Description

The property comprises four shop units each arranged on ground floor only. The property benefits from rear access for loading and limited car parking. The property forms part of a larger building, the upper parts of which are not included in the sale.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below:

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter Lot 60 Galashiels.

Total £81,583 p.a.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
58	H. Samuel Ltd (1)	Internal Width 6.1 m (nar	6.15 m rowing) 23.65 m	(20' 2") (20') (77' 7")	35 years from 14.08.1979 Rent review every 5th year FR & I	£25,600 p.a.	Reversion 2014
62	Phones 4 U Ltd (2)		5.16 m 4.66 m 23.09 m	(16' 11") (15' 3") (75' 9")	10 years from 29.06.2006 Rent review at the 5th year FR & I	£28,000 p.a.	Reversion 2016
64	PDSA (3)	Net Frontage	4.83 m 4.43 m 22.81 m	(15' 10") (14' 6") (74' 10")	15 years from 17.06.2003 Rent review every 5th year FR & I	£27,983 p.a.	Rent Review 2013
68	Vacant	Gross Frontage Net Frontage Built Depth	5.15 m 4.78 m 26.19 m	(16' 11") (15' 8") (85' 11")			

(1) No. of Branches: 337. Website Address: www.hsamuel.co.uk. For the year ended 29th January 2011, H. Samuel, part of Signet Jewellers Ltd, reported a turnover of £240.9m, a pre-tax profit of £13.34m, shareholders' funds of £81.1m and a net worth of £81.1m. (Source: riskdisk.com 09.12)

- (2) No. of Branches: 600. Website Address: www.phones4u.co.uk. For the year ended 31st December 2010, Phones 4 U Ltd reported a turnover of £746.2m, a pre-tax profit of £87.64m, shareholders' funds of £278.9m and a net worth of £205.2m. (Source: riskdisk.com 09.12)
- (3) No. of Branches: approximately 180. Website Address: www.pdsa.org.uk. For the year ended December 2011, PDSA, a national charity, reported a total income of £93.5m. (Source: charity website)

58, 62, 64 & 68 Channel Street and 53/57 Overhaugh Street TD1 1BA

Galashiels

- Heritable Town Centre Shop Investments
- Let to H. Samuel Ltd, Phones 4 U Ltd and PDSA
- One vacant unit
- Rent Reviews from 2013 and Reversions from 2014
- Total Current Rents Reserved

£81,583 pa



