

Galashiels

68 Channel Street

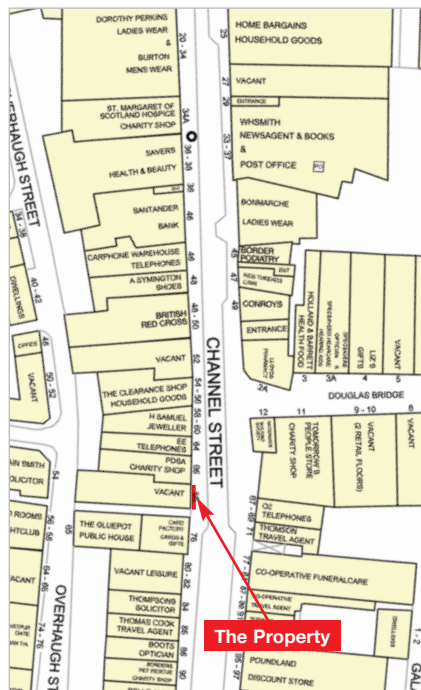
Selkirkshire

TD1 1BA

- **Heritable Vacant Shop**
- Prominent town centre location
- Corner position opposite O₂
- Comprising 137.40 sq m (1,479 sq ft)
- May suit owner occupiers or investors

Vacant

TO BE OFFERED WITHOUT RESERVE



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 O₂ (opposite), Card Factory, EE, Santander, WH Smith, Thomas Cook, Boots Opticians, H Samuel, Lloyds Pharmacy, Holland & Barrett and TSB Bank, 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 provides the following accommodation and dimensions:

Gross Frontage	5.51 m	(18' 1")
Net Frontage	5.05 m	(16' 7")
Shop Depth	23.41 m	(76' 9")
Built Depth	26.71 m	(87' 7")
Ground Floor	137.40 sq m	(1,479 sq ft)

Tenancy

The property is to be offered VACANT.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

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