



ime Property Agents
Ltd
12 Home Street
Edinburgh

To Let
Per Annum £6,000

92 High Street, Galashiels TD1 1SQ

Class 1

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Location

The property is located on the western end of Bank Street, a busy part of Galashiels town centre characterised by a mix of retail, office and food related occupiers. Galashiels is one of the largest towns in the Scottish Borders and serves as the region's main administrative and retail hub, with a population of approximately 14,970 and an effective catchment more than 116,000.

The town benefits from a strong student presence due to the nearby Heriot Watt University and Borders College campuses at Netherdale, around one mile east. In recent years, Galashiels has seen significant investment including new retail developments and major transport improvements. The Borders Railway provides direct services to Edinburgh Waverley with a typical journey time of around 55 minutes and half hourly departures, enhancing connectivity and supporting local footfall.

Description

92 High Street offers an attractive ground floor retail unit forming part of a prominent double fronted building within Galashiels town centre. The property benefits from an eye catching frontage with two generous display windows and a recessed glazed entrance door with space above providing excellent branding and signage opportunities.

Internally, the unit presents a bright and welcoming open plan space with high ceilings and abundant natural light, offering a flexible layout suitable for a range of uses. A further private room is positioned to the rear with a fitted sink. The WC and Kitchen/Tea/Prep are off a hallway/corridor between the front and back shop. A door way leading to the common stair is located mid-right of the unit.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

47 sq m (506sq ft)

Sale Price

We are seeking a rent of £6,000 Per Annum.

EPC

The Energy Performance Certificate rating is currently Pending

Utilities

The property is served by mains Electricity and Water

Rent

Our client is seeking a rent of £6,000 per annum for a lease hold on full repairing and insuring terms and conditions for a minimum term of five years or more.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £3,350. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 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.

Entry

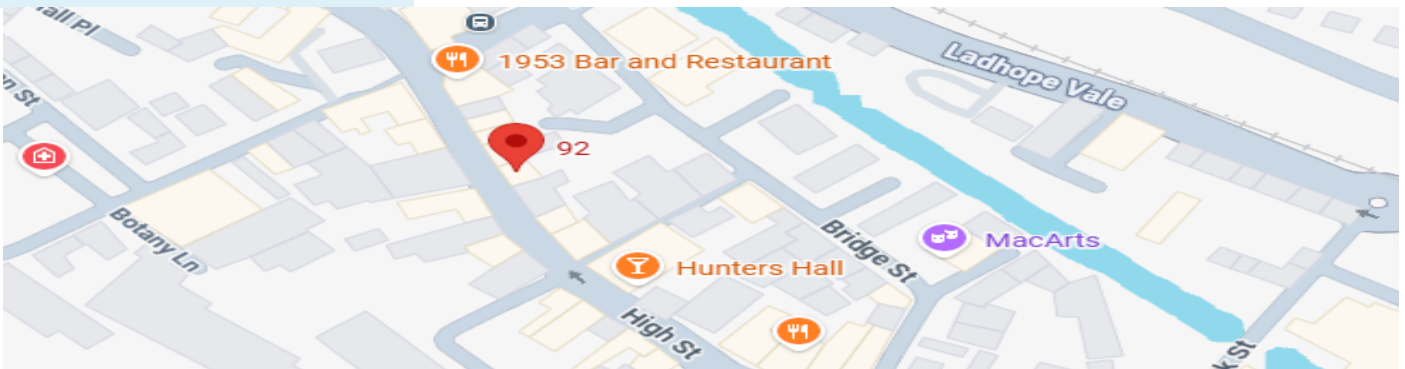
Upon completion of a formal missive under Scots Law.

Legal Costs

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

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.

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