To Let

RESTAURANT/ CAFÉ/ TAKE-AWAY/ OFFICE/ RETAIL

11 Market Street
Galashiels
TD1 3AD

Prominent town centre premises with excellent window frontage to both Market Street and Green Street (Tesco Car Park)

Class 3 (hot food) consent. Well suited to use as a restaurant, café or Bistro

Also scope for range of office and retail uses

Net internal floor area: 189.30 sq m (2,037 sq ft)

Rental Offers over £12,000 pa are invited

Ref: M239(b)
Location
The subjects occupy a prominent town centre position with double frontage on to Market Street and Green Street.

Galashiels is widely regarded as the principal administrative and retail centre serving the Scottish Borders effectively serving a population of in excess of 110,000 (according to the 2001 Census). The town benefits from a significant student population with the campuses of Heriot Watt University and Borders College within the town.

Within recent years Galashiels has benefitted from considerable public and private investment. Developments have included the Gala Water Retail Park, two new supermarkets to the east of the town centre and significant transport infrastructure works including the Gala Railway re-establishing passenger services between Edinburgh Waverley and the Central Borders. The journey time from Galashiels to Edinburgh city centre is approximately 55 minutes, with departures every 30 minutes. On weekdays the first train departs from Edinburgh at 0545, the last at 2355. Further details on the Borders railway are available at http://www.bordersrailway.co.uk

Description
The subjects benefit from excellent frontage with double fronted display windows to front and rear.

Established use is Class 3 (hot food) permitting café, restaurant or hot food takeaway uses. The property is extremely versatile and would also suit a range of office and retail uses.

Areas
The suite has been measured in accordance with the RICS Code of Measuring Practice to a net internal floor area of 189.30 sq m (2,037 sq ft).

Rateable Value
The rateable value has been assessed to £15,000 effective from 1 September 2017.

The Small Business Bonus Scheme provides rates relief to help small businesses in Scotland. Where a business’s combined (all business premises in Scotland) rateable value is £12,001 – £18,000, 25% relief is available subject to eligibility within the current financial year. Further details are available from the Business Rates Team of Scottish Borders Council.

Lease Terms
Available on flexible terms by way of a new Full Repairing and Insuring lease.

Rental
On application.

In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

Entry
On the conclusion of legal missives.

VAT
Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

Legal Costs
Each party will be responsible for their own legal costs incurred in connection with this transaction.

Viewings
Strictly by appointment with the sole agents:

Edwin Thompson LLP
Chartered Surveyors
76 Overhaugh Street
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