TO LET
1 Bank Close, Galashiels, Scottish Borders TD1 1DS
RETAIL OPPORTUNITY
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A well positioned rental opportunity within Galashiels town centre.

- Highly versatile modern space
- Central location
- May suit: studio, treatment rooms, retail, office, café or artisan workshop
- Good display windows
- 87.25 sq m (939 sq ft)

Guide Rent £ Per Annum Ref. GK5272

General Information
The property is situated in a central position lying just off Bank Street in Bank Close which links through to Channel Street, the towns' principal shopping street and, therefore benefits from a good level of footfall.

Galashiels, once famous for its textiles, is now one of the largest towns in the Scottish Borders having a population of approximately 14,000. Its central location in the Borders means Galashiels is generally considered to be the principal administrative, retail and social centre for the region, effectively serving a population in excess of 110,000. The town also benefits from a significant student population, as home to the Heriot Watt University School of Textiles and Design as well as having a campus of Borders College.

This Opportunity is well positioned just off Bank Street. The proposed £6.7 million Great Tapestry of Scotland Development on High Street is anticipated to generate 50,000 additional visitors to the area each year.

Description
1 Bank Close comprises a building dating to the early 20th Century of solid brick construction under hipped roofs clad in slate. It is understood that the buildings were originally built as a dairy with associated stables and stores serving the town.

To the front there is a tarmacadam parking/yard area.

Areas
The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate gross internal floor areas:

<table>
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<tr>
<th>Description</th>
<th>Sq m</th>
<th>Sq ft</th>
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<tbody>
<tr>
<td>Gross Internal Area</td>
<td>87.25</td>
<td>939</td>
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The yard to the front extends to approximately 0.016 ha (0.04 acres).

Accommodation
The accommodation comprises:

Main shop with hardwood framed display windows to Bank Close and the yard. Principal access is from the east via half glazed entrance doors. To the rear of the main shop there is a hallway leading to the back shop.

Rateable Value
According to the Scottish Assessor's Association Website this unit is assessed to a Rateable Value of £5,200 per annum effective from 01-Apr-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 £15,000 or less up to 100% relief is available subject to eligibility (Current 2018/19). Further details are available from the Business Rates Team of Scottish Borders Council.
**Services**
Mains electricity, water and drainage.

**Rateable Value**
The rateable value will need to be assessed on completion but is anticipated to be way below the threshold.

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 £15,000 or less up to 100% relief is available subject to eligibility (Current 2018/19). Further details are available from the Business Rates Team of Scottish Borders Council.

**Lease Terms**
Available by way of a Full Repairing and Insuring lease. Terms by negotiation.

**Value Added Tax**
Unless otherwise stated the prices quoted are exclusive of VAT. Any intending tenants 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.

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

**Viewing**
By appointment with the sole agents: Edwin Thompson, Chartered Surveyors 76 Overhaugh Street, Galashiels TD1 1DP
Tel. 01896 751300  Fax. 01896 758883
E-mail: s.sanderson@edwin-thompson.co.uk