

To Let

OFFICES/ RETAIL

81 High Street

Galashiels

TD1 1RZ

**Edwin
Thompson**



Ideally suited to a wide range of office or retail uses

Accommodation: General Office (front shop), three further offices - one open plan to kitchen, WC, small cloakroom and storage cupboard.

IPMS 3: 77.12 sq m (830 sq ft)

Prominent position with strong visibility to passing traffic and footfall.

Parking for 2 cars

Rental Offers over £8,500 per annum are invited

Ref: N173

76 Overhaugh Street
Galashiels
Selkirkshire
TD1 1DP

T: 01896 751300
F: 01896 758883
E: galashiels@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



Location

81 High Street is located in a prominent trading position close to Galashiels town centre.

Galashiels is one of the principal towns in the Scottish Borders and is generally considered to be the administrative and retail centre for the region, effectively serving a population of in excess of 110,000. It is home to the fashion, textile and design school of Heriot Watt University and a Borders College campus, as such the town also has a significant student population.

Significant investment has recently been made within the town centre with re-development works to the streetscape and transport infrastructure works including the Galashiels inner relief road the Borders Railway link 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

81 High Street comprises the ground floor of a terraced Grade C listed building.

The subjects form part of well-detailed well proportioned three storey Baronial styled tenement which incorporates a corner turret designed by A G Sydney Mitchell, a prominent and well respected Edinburgh Architect. The tenement was built as the extension to the adjacent David Rhind Commercial Bank as Sydney Mitchell had become the official architect to the commercial Bank on the death of Mr Rhind.

Accommodation

The accommodation is well appointed providing:

General office/ front shop; three further offices (one open plan to kitchen area); rear lobby with external door to car park to the rear; WC; storage cupboard.

Area

The subjects have been measured in accordance with the Internal Property Measurement Standards 3 to 77.12 sq m (830 sq ft).

Rateable Value

The property is currently assessed to a Rateable Value of £8,300 per annum effective from 01 April 2017.

The Small Business Rates Relief Scheme provides rates relief to help small businesses in Scotland. For the 2017/18 financial year upto 100% rates relief is available for business with a combined rateable value (of all business premises in Scotland) with a Rateable Value of £15,000 or less subject to application and eligibility. Further details are available from the Business Rates Team at Scottish Borders Council. Tel. 0845 3000341.

Rental

Available on new full repairing and insuring lease. Lease terms by negotiation.

Flexible in-house lease agreement may be available subject to status and agreement between the parties.

VAT

Any prices 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 relation to this transaction.

In the normal manner, the in-going tenant will be liable for any stamp duty, land tax, registration dues and VAT incurred thereon, where applicable.

Viewings

Strictly by appointment with the sole agents, Edwin Thompson LLP, Chartered Surveyors

Tel: 01896 751300 Fax: 01896 758883

E-mail: s.sanderson@edwin-thompson.co.uk



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

IMPORTANT NOTICE

- Edwin Thompson for themselves and for the Landlord of this property, whose Agents they are, give notice that:
1. The particulars are set out as a general outline only for the guidance of intending tenants and do not constitute, nor constitute part of, any offer or contract.
 2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
 3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Landlord.
 4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.