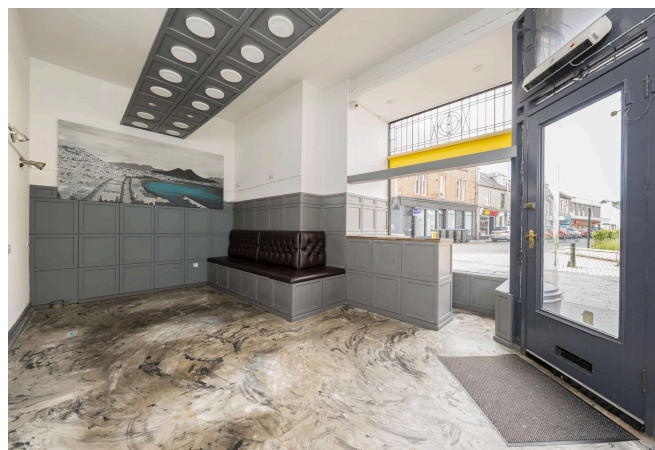


Commercial



2 Channel Street

£500pcm

Galashiels, TD1 1BA



In A Prominent Position Centrally Located Within Galashiels,
This Bright Retail Premises Sits Opposite The Tapestry
Building And Benefits Excellent Footfall And Nearby
Parking.



2 CHANNEL STREET

This bright and well positioned premises offers an excellent opportunity as an office, shop or treatment studio set within the centre of the town with good footfall and parking. The premises occupies the ground floor retail unit of Victoria Buildings - a distinct and striking traditional building, with the corner position allowing good visibility from both Channel Street and High Street. The unit comprises a dual aspect with wood panelling, feature lighting, a bespoke seating and desk area, modern W/C and is fitted with security alarm and cameras.

- Ground Floor Unit
- Prominent Window Frontage
- Ideal Office, Shop or Treatment Space
- Striking Window Display
- Great Footfall Opposite The Tapestry Building

LOCATION

Galashiels is convenient for the commuter, benefiting from swift links to Edinburgh via the A7, and within easy walking distance of the new Borders rail connection - with the Interchange providing speedy and hassle free access for work or leisure to Edinburgh and beyond. The town has good road and bus connections to all central Borders towns, making it a great choice for those working at the nearby Borders General Hospital or Scottish Borders Council Headquarters.

RATES & CLASS

Classified Small Business Relief Rates; rateable value is £3100. The building is Grade c Listed. 23.92sq m.

SERVICES

Mains electric, water and drainage.

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.

VAT

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.

ENERGY EFFICIENCY

Pending

TENURE

Freehold/Lease/Licence

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.