



62 & 64 High Street, Peebles, EH45 8SW

Prime Town Centre Location

- 2 Retail Units
- Held on Single F.R.I Lease
- Let to William Hill
- Running on Tacit
- Opportunity to Re-gear Lease
- Passing Rent: £37,000p.a.
- Sale: £425,000

#### LOCATION

The subject premises are located to the south side of Channel Street close to its junction with Bank Street within an area of existing national and local retail operators.

Galashiels is an established Scottish Borders commuter town situated some 27 miles to the south of Edinburgh and 18 miles to the east of Peebles. The town forms a major transport network for the Scottish Borders with links to Edinburgh and Carlisle by way of the A7 and to Newcastle by the A68 arterial road. It is also part of the main bus hub and will soon be the central hub for the forthcoming railway line, linking the Scottish Borders to Edinburgh. Neighbouring occupiers include Argos, Holland & Barrett, Lloyds pharmacy, Subway, Boots, Nationwide Building Society, Co-Op Funeral Care.

#### PROPERTY

The subject comprise 2 commercial units set within a larger 2 storey mixed development of traditional construction surmounted by a pitched roof. The properties offer a large single window display frontages with single access door. Internally the property is presented in an open plan layout with partitioned w.c. and tea prep area. "William Hill" hold an overriding lease across both properties with the neighbouring property sub-leased.

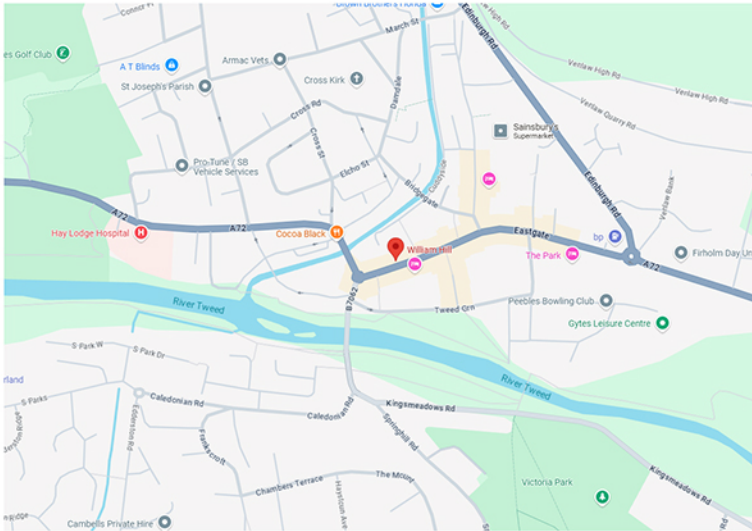
#### AREA

The subjects have been measured on a net internal area basis and are calculated to extend to the following floor area;

62 High St (William Hill)  
Ground: 127.67sqm (1,374sq ft)  
1st: 67sqm (721sq ft)  
Total: 194.67sqm (2,095sq ft)

64 High St  
Ground: 28.74sqm (309sq ft)  
Basement: 30sqm (323sq ft)  
Total: 58.74sqm (632sq ft)





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## LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: Camec (Scotland) Ltd t/a William Hill  
Expiry: 5th May 2024 (running on tacit)  
Passing Rent: £37,000p.a.

## PRICE

The property is available on a freehold basis for £425,000

## V.A.T

Prices quoted are exclusive of V.A.T.

## E.P.C

Available on request

## LEGAL

Each party shall bear their own legal costs incurred in the transaction

## L.B.T.T. & REGISTRATION DUES

Any L.B.T.T. or Registration Dues incurred in the transaction shall be borne by the tenant / purchaser.

## VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

## TSA Property Consultants

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## Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

## Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.