

# DM HALL

## To Let

### Industrial

71 Island Street  
Galashiels  
TD1 1PA



669 SQ M  
7,415 SQ FT

# Property Details

- 2 adjoining warehouse units with adjacent store
- Surfaced yard area of 0.24 Ha (0.59 acre)
- Fenced site with dual access gates
- Office accommodation

## LOCATION:

Galashiels is situated off the A7 amidst the picturesque Borders countryside and lies approximately 18 miles from Peebles, 40 miles south of Edinburgh and 58 miles north of Carlisle. The Scottish Borders Railway provides easy connectivity to Edinburgh and beyond via the station at Tweedbank. The town is located in the centre of the Scottish Borders and is the principal commercial and administrative hub for the area.

The subjects are located on Island Street, one of the principal thoroughfares through Galashiels. Neighbouring occupiers include Screwfix, Easy Bathrooms & Tiles, City Plumbing, McDonalds and TK Maxx.

## DESCRIPTION:

The subjects comprise a self contained yard upon which 2 separate warehouses and a storage unit are located.

Building 1 comprises 2 bays of brick/block construction with a metal sheet roof incorporating translucent light panels. One bay has formerly been utilised as a trade counter/office. This unit has tea preparation and toilet facilities and benefits from having a suspended ceiling with integral lighting. The second bay has been used as a warehouse and is accessed by way of an electrically operated roller shutter loading door measuring approximately 3.1 metres high x 3.58 metres wide. The unit has a 3 phase power supply.



Building 2 is of steel framed construction clad in a combination of brick and profiled metal sheeting. The unit benefits from having a loading door measuring approximately 3.59 metres wide x 2.3 metres high.

Building 3 comprises a steel framed modular storage unit fitted with racking and benefits from having 4 access doors.

The site is self contained and is surfaced in a combination of tarmac and concrete. The total yard area is 0.24 Ha (0.59 acre).

**ACCOMMODATION & FLOOR AREAS :**

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross internal basis and is as follows:

	SQ M	SQ FT
Building 1	358.9	3,863
Building 2	250.8	2,699
Store	79.3	853
<b>Total</b>	<b>689</b>	<b>7,415</b>

**SERVICES:**

Building 1 benefits from having electricity, water and drainage supplies.

**LEASE TERMS:**

The subjects are available on a new Full Repairing and Insuring lease for a period to be agreed at a rent of £60,000 plus VAT per annum.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**NON DOMESTIC RATES:**

According to the Scottish Assessors’ Association website, the subjects are noted to have a Rateable Value of £28,500. Further information on rates payments can be found at [www.saa.gov.uk](http://www.saa.gov.uk)



# Property Details

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

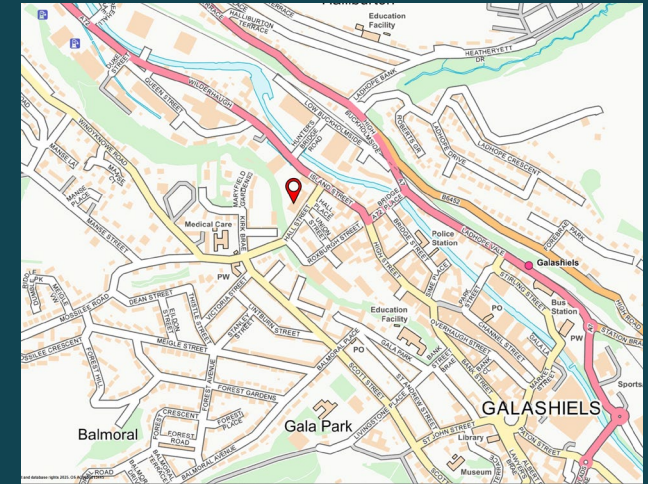
All prices quoted are exclusive of VAT.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



## Make an enquiry

Ian Davidson MRICS

Harry Pattullo MSC

**DM Hall Commercial**  
17 Corstorphine Road  
Murrayburgh House  
Edinburgh, EH12 6DD

0131 624 6130

[edinburghagency@dmhall.co.uk](mailto:edinburghagency@dmhall.co.uk)

**DM HALL**



Regulated by

**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in 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 outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors