

# DM HALL

To Let

Restaurant/Café

23 Market Street,  
Galashiels,  
TD1 3AD



286 SQ M  
3,082 SQ FT



# Property Details

- Situated within a desirable town centre location
- Benefits from high levels of passing pedestrian footfall
- The space could accommodate approximately 120 covers.
- Ample parking located in close proximity
- Rental offers of £45,000 per annum invited (plus VAT)

## LOCATION:

Galashiels is situated off the A7 amidst the picturesque Borders countryside and lies approximately 18 miles from Peebles, 40 miles south of Edinburgh, 58 miles north of Carlisle.

The town is located in the centre of the Scottish Borders with a population of approximately 11,000 persons and is the principal commercial and administrative hub for the area. There are good local amenities including shopping, schooling and leisure facilities.

The surrounding area is home to several reputable local and national occupiers including Tesco, Greggs, Paolos Italian and Ginos Gelateria. Asda, Costa, Next and M&S Food are also located in close proximity.

The exact location can be seen on the appended plans.

## DESCRIPTION:

The subjects comprise a restaurant/café premises configured over ground and basement levels, contained within a prominent corner property. The property benefits from having two entrances, one from Market Street and the other from Green Street.

Internally, the property is arranged over split levels providing seating via benches, tables and chairs and is noted to provide for approximately 120 covers. Further included on the ground floor is the kitchen, food prep areas and customer toilets, which offer male, female and accessible facilities.

The basement area provides storage and staff accommodation, accessed via an internal staircase.



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## ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis and is as follows

Accommodation	sq m	sq ft
Ground	202.4	2,179
Basement	83.9	903
<b>Total</b>	<b>286.3</b>	<b>3,082</b>

## ENERGY PERFORMANCE:

The EPC will be made available upon request

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects, are noted to have a Rateable Value of £18,300 per annum.

Further information on rates payments is available from the Assessor's website [www.saa.gov.uk](http://www.saa.gov.uk)

## LEASE TERMS:

Our clients are seeking a rental offer in excess of £45,000 per annum (plus VAT) for a term to be negotiated.

## LEGAL COSTS:

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

**DM HALL**



Regulated by  
**RICS**

## VAT:

All prices quoted are exclusive of VAT which is chargeable.

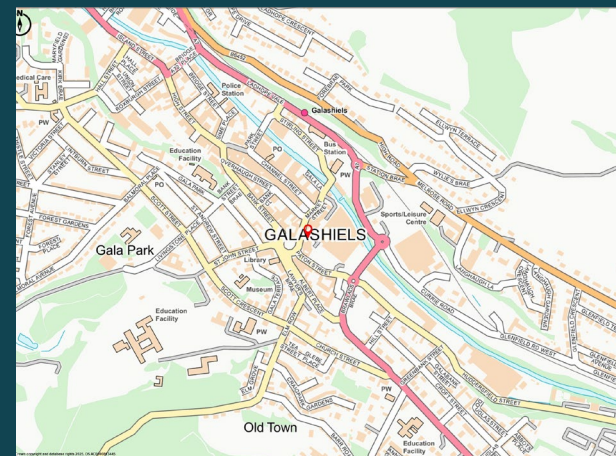
## VIEWING ARRANGEMENTS:

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

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