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Commercial Premise, 64 High Street, Galashiels

TD1 1SE

Offers In The Region Of: £40,000



A unique opportunity to purchase a busy, long established barber shop has arisen in the heart of Galashiels. Gentleman Please, 64 High Street is a well positioned premises, that extends to an approximate 20.8m², enjoys heavy footfall and is brought to the market in a well maintained condition.

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Internal:

Front shop area with one barber chair, reception area and ample seating

Rear shop area with one barber chair

WC

Description:

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Situation:

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. The town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Rateable value:

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £3,250. The uniform business rate for the current year is £0.49 pence in the pound. Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less

Legal costs:

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT.

EPC:

Pending



Gentleman Please 64 High Street Galashiels

Approximate Gross Internal Floor Area: 20.8 m² ... 224 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown here will be tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

