

About the property

28 St John Street is a ground floor commercial unit. The property is located in Galashiels just off Bank Street and a short distance away from the Volunteer Hall.

The property totals approximately 48m² and would be suitable for a variety of business uses subject to the necessary consents.

The property is double fronted and accessed via a glass door in to the large open front shop / office area. There is a separate room to the front left which is currently used as a treatment room and to the rear there is a smaller room / storage room and a kitchen area with separate w/c.

The property is painted throughout with a mixture of carpet and laminated flooring and has vertical blinds and curtains in place. There is electrical storage heaters, mains water and telephone line in to the property.

The property is in good condition and could very easily be used by a similar type of business or converted to suit another style of business.

Lease Type: FRI Lease

An FRI lease (full repairing and insuring lease) is a commercial lease which gives the tenant responsibility for the maintenance, repair, and insurance of the property for the duration of their tenancy contract.

Rental

£500 per month. A deposit of one month's rent and the first month's rent will be required when signing the lease along with suitable references.

Galashiels

The Borders town of Galashiels is widely recognised as the central hub of the Borders and one of the most sought after towns within the Borders region and offers an abundance of good retail shopping and excellent recreational and sporting facilities including rugby, football, cricket and golf. The town now has the new Waverly line linking Galashiels with Tweedbank and Edinburgh and boast the well reputed Heriot Watt textile college as well as the Borders College Campus and has recently become the home of the Great Scottish Tapestry.

Distances

Edinburgh 35 miles, Peebles 18 miles, Hawick 18 miles, Jedburgh 18 miles, Selkirk 7 miles.

Viewing:

Viewing comes highly recommended and is by appointment with the Selling Agents.