

# Town Centre Unit Workshop and Office

32C Market Street Galashiels TD1 3AA

Recently upgraded hybrid unit. Offices with Workshop. GIA 120.67 sq m (1,298 sq ft)

To Let - Guide Rent £5,500 per annum

Edwin  
Thompson





## BRIEF RESUME

- Prominent town Centre Position
- Hybrid Workshop/ Warehouse and offices
- Suit Retail, Offices, beauticians, treatment rooms
- GIA 120.67 sq m (1,298 sq ft)

## DESCRIPTION

32 Market Street comprises four individual units arranged around a central courtyard, set back from Market Street in a prominent town centre location.

Unit 32C is positioned to the rear of the U-shaped terrace and includes an additional warehouse building located behind. This rear warehouse benefits from a roller shutter door opening onto a gravel yard to the north.

Ground floor access is provided via a gated pedestrian entrance from the rear of the courtyard. Separate first-floor access is available from an external landing, which also serves Units 32B and 32D.

The building is predominantly of brick construction incorporating brick piers with a section of more recent blockwork infill to the western elevation. Part of the first floor extends above an open pend, providing vehicular and pedestrian access to the gravel yard beyond.

The east elevation features a number of steel-framed Crittall-style windows, currently boarded internally for enhanced security in line with the unit's warehouse use. To the south gable, there is a manually operated galvanised steel roller shutter door measuring approximately 1.65m wide by 2 m high.

Rainwater goods are primarily PVC, with some original metal gutters and downpipes retained.

Internally, the unit has recently undergone upgrade works, including the installation of insulation and plasterboard lining to the external walls and ceilings, enhancing thermal efficiency and overall presentation.

## LOCATION

The subjects are located in the heart of Galashiels, the principal administrative, retail and commercial centre of the Scottish Borders.

Galashiels serves a primary catchment population of over 115,000 people. The town itself has a population of approximately 14,970 (2021 Census), with 25,786 people within a five-mile radius and 39,535 within ten miles. The area benefits from a stable and mature demographic profile, with a median age of 46.56 and an average household income of £29,030 per annum (Source: CoStar).

In recent years, Galashiels has experienced significant public and private sector investment, reinforcing its role as the region's main service centre. Key developments include the Gala Water Retail Park, new supermarket provision to the east of the town centre, and major infrastructure improvements such as the Galashiels Inner Relief Road.

Connectivity is a major advantage. The Borders Railway, completed in 2015, provides direct services between Galashiels and Edinburgh Waverley, with a journey time of approximately 55 minutes and departures every 30 minutes throughout the day. This strong transport link enhances commuter accessibility and broadens the town's commercial reach.

Galashiels also benefits from a notable student and professional population. Campuses of Heriot-Watt University and Borders College are located approximately one mile to the east at Netherdale, while Borders General Hospital nearby supports significant healthcare employment and maintains close links with Edinburgh's universities.

Combining strong regional status, ongoing investment, excellent transport connections and an established retail and education presence, Galashiels provides an attractive and sustainable trading environment for a wide range of occupiers.

## ACCOMMODATION

The subjects are currently configured to provide:

Ground floor: Entrance via Market Street. Roller shutter door to yard to front, WC with associated lobby.

First floor: General office/ staff area, two interlinked offices.

## AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice as follows:

Description	Sq m	Sq Ft	
32C Market Street	Gross Internal Area	120.67	1,298

*E&oe Measurements taken with a laser measure.*

## RATEABLE VALUE/COUNCIL TAX

The subjects are assessed to the following Rateable Value effective from 01-April-2026:

£4,450

Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility).

This relief is reviewed annually in accordance with the budget but is current for this Financial Year. The Rateable Value for the subjects is currently well below this threshold.

## PLANNING

Established Use is understood to be Class 1A of the Town and Country (Use Classes) Scotland Order 1997 (as amended) which incorporates former Class 1 (Retail), Class 2 (Financial, Professional and Other Services). Class 1A also has permitted development rights for change of use to Class 3 (Hot Food) and Class 4 (Business).



#### LEASE TERMS

The unit will be let on full repairing and insuring terms.

#### VAT

Unless otherwise stated the prices quoted are exclusive of VAT. Any applicant must satisfy themselves independently as to the instances of VAT in respect of any transaction.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

#### VIEWING ARRANGEMENTS

By appointment only with the sole agents.

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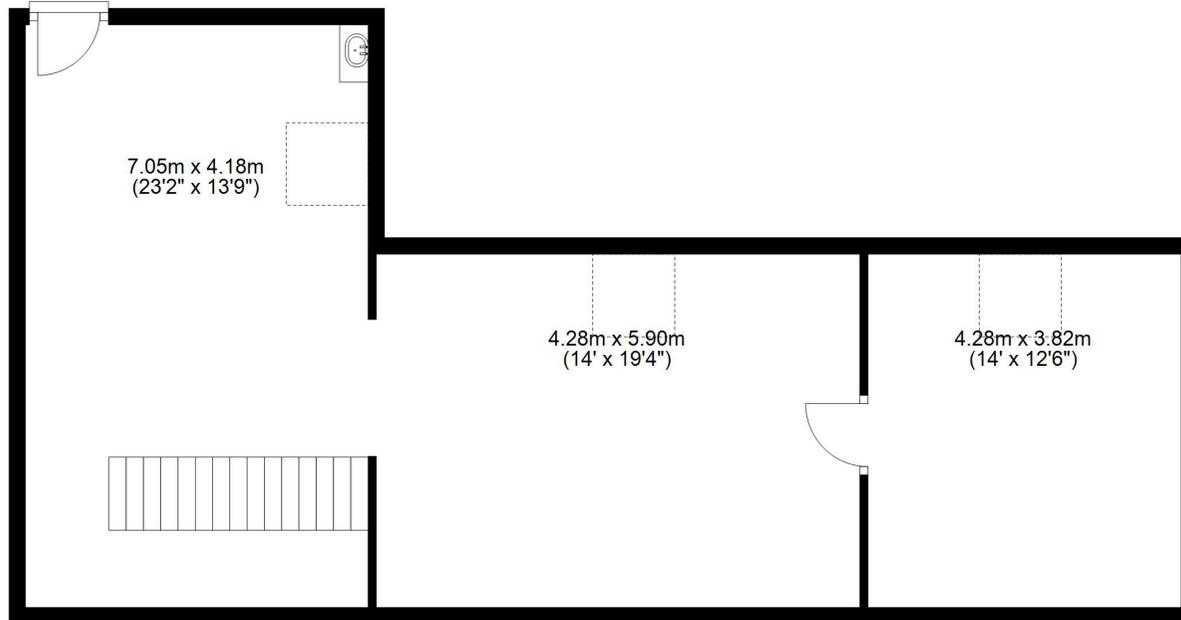
### Basement

Approx. 60.9 sq. metres (655.8 sq. feet)



### Ground Floor

Approx. 71.9 sq. metres (773.6 sq. feet)



Total area: approx. 132.8 sq. metres (1429.4 sq. feet)

## Town Centre Workshop and Offices

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32 C Market Street, Galashiels TD1 3AA

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