

TOWN CENTRE OFFICES

32D Market Street, Galashiels, TD1 3AA

To Let £4,200 Per Annum

A Town Centre First Floor Office

GIA: 39.60 sq m (397 sq ft)

Edwin
Thompson





BRIEF RESUME

- Light & spacious office
- Two offices & shower room
- Town centre position
- NIA 36.9 sq m (397 sq ft)
- CCTV connections

DESCRIPTION

The subjects form part of a traditional sandstone building positioned prominently on the corner of Market Street.

The available accommodation comprises two office rooms and a self contained shower room, extending to approximately 36.9 sq m. The layout offers versatile workspace suitable for a range of small business or professional uses.

Market Street occupies a prime trading position within Galashiels town centre, benefitting from high footfall, strong visibility, and convenient access to public transport and nearby parking facilities.



LOCATION

The property is situated on Market Street, a busy and established thoroughfare in the heart of Galashiels. The street offers a mix of retail outlets, cafés, restaurants, and local services; creating a vibrant environment with strong footfall.

Galashiels is one of the largest towns in the Scottish Borders, with a population of around 14,000 and a wider catchment exceeding 110,000. The town benefits from a significant student presence due to campuses of Heriot-Watt University and Borders College located nearby.

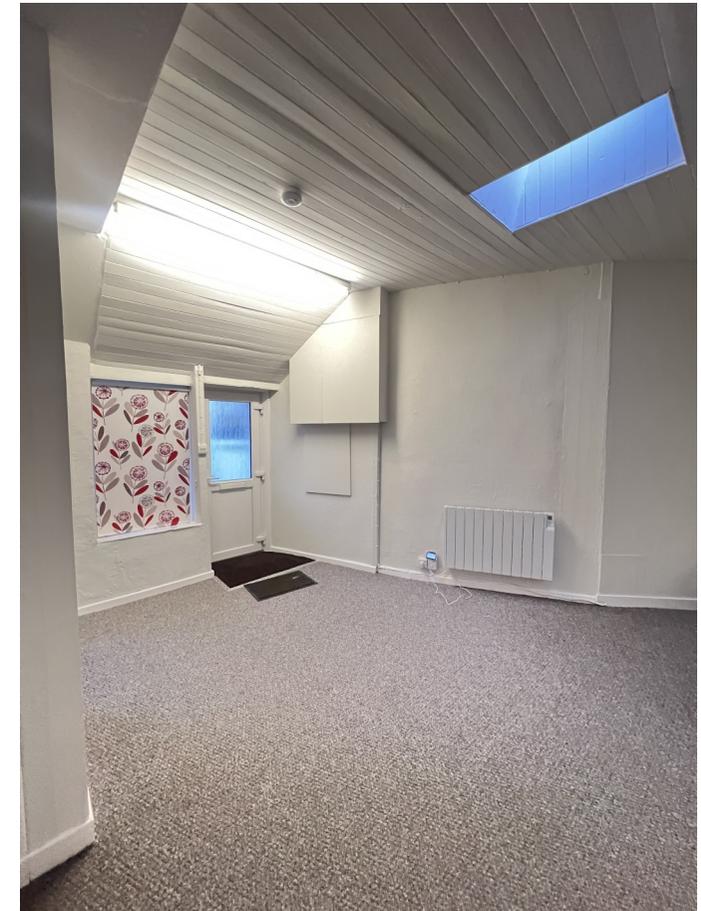
In recent years, Galashiels has benefited from substantial investment, including the development of Gala Water Retail Park, new supermarkets to the east of the town centre, and major infrastructure upgrades. The Borders Railway, reinstating passenger services between Edinburgh Waverley and the Central Borders, provides excellent transport connectivity. Journey times from Galashiels to Edinburgh city centre are approximately 55 minutes, with services running every 30 minutes.



AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice to an approximate Net Internal Area of 39.60 sqm (397 sqft).

E & oe measurements of the main building taken with a laser measure.





RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £2,800 effective from 01-April-2023.

Rateable value information has been obtained from the Scottish Assessors Association website

Small Business Rates Relief Scheme currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on a 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.

Rateable value/council tax information has been obtained from the Gov.uk website whilst believed to be correct, this information has not been verified.

SERVICES

Mains electricity, water and drainage are connected. Electric heating.

EPC

TBC

LEGAL COSTS

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

VALUE ADDED TAX

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.



VIEWING

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300

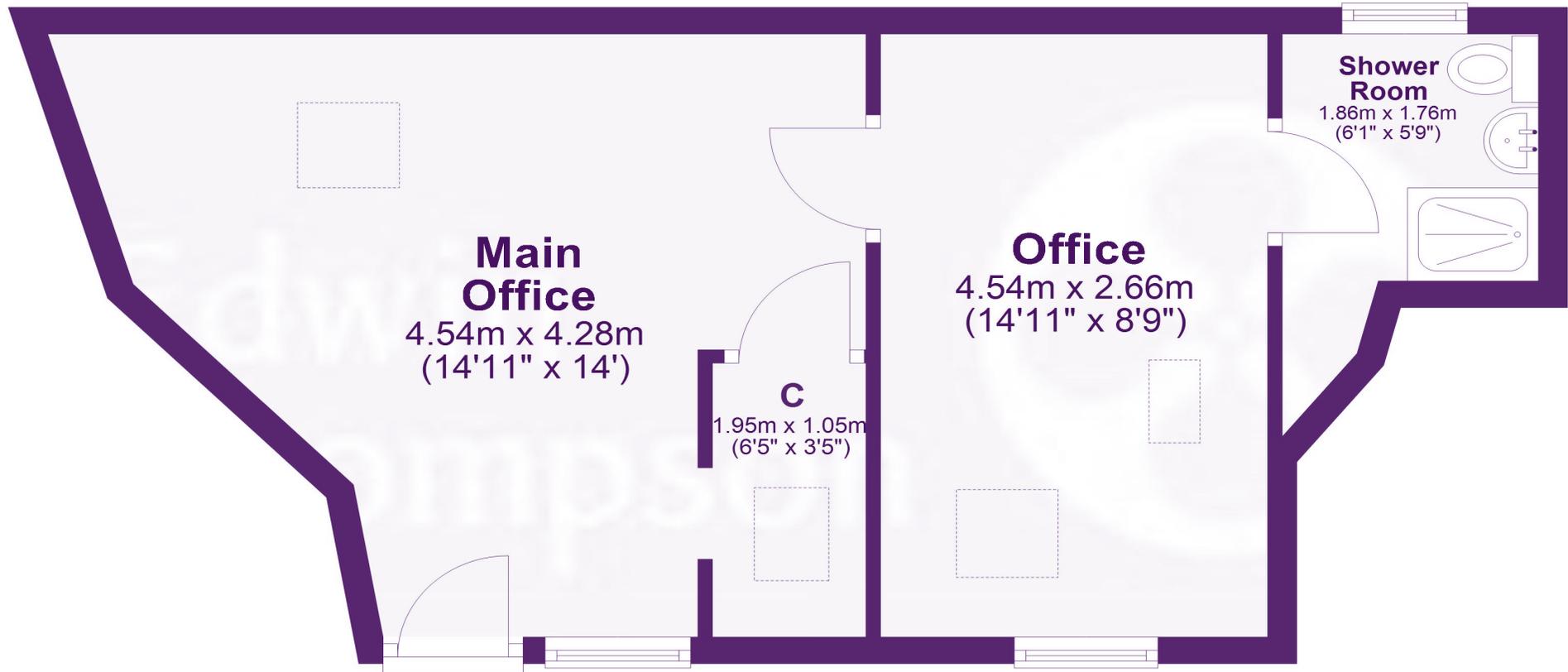
Fax. 01896 758883

E-mail: g.paxton@edwin-thompson.co.uk

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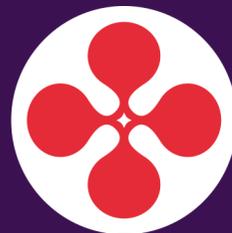
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Galashiels Office

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