

# 35/1 Market Street, Galashiels, TD1 3AF

First Floor accommodation. May suit Office, Treatment Room, Studio or Salon

Guide Rent - £3,000 per annum

Edwin  
Thompson







## BRIEF RESUME

- Town Centre Location
- May suit a range of uses

## DESCRIPTION

35 Market Street comprises first floor office accommodation with a ground floor entrance from Market Street.

The accommodation is currently split into five office spaces with tea prep area and WC.

The building is situated within the towns Conservation Area and is not understood to be listed.

## ACCOMMODATION

The accommodation comprises:

First Floor: Main office, tea prep area, WC, four further offices off a rear hallway.

## LOCATION

The subjects are situated in a good trading position in the centre of Galashiels.

Galashiels is situated within the Central Scottish Borders. It is generally considered to be the principal administrative, retail and social centre for the region effectively serving a population of in excess of 115,000. The Galashiels and District ward itself has a population of approximately

14,970 according to the 2021 Mid-Year Population Estimate compiled by the National Records of Scotland, a slight increase of that recorded at the 2011 Census.

The town is one of the largest in the Scottish Borders and is generally considered to be the principal administrative, social and retail centre for the region.

There is a significant student population within the Town with campuses of Heriot Watt University and Borders College approximately one mile to the east at Netherdale. In addition, the Borders General Hospital nearby has close training ties with a number of the Edinburgh Universities.

Galashiels has benefitted from considerable public and private investment within recent years. Developments

have included Galashiels Inner Relief Road and the Borders Railway Link re-establishing passenger services between Edinburgh Waverley and the Central Borders. Journey times from Galashiels to Edinburgh City Centre by train are approximately fifty-five minutes, with departures every thirty minutes during peak hours.

## AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice to the following approximate Net Internal Areas:

Description	Sq m	Sq ft
35/1 Market Street	65	700

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





### RATEABLE VALUE/ COUNCIL TAX

35/1 Market Street, Galashiels is assessed to a Rateable Value of £4,200 effective from 01-Apr-23.

The Small Business Rates Relief Scheme (SBRR) currently offers up to 100% rates relief for premises 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 is reviewed annually but is current for the Financial Year.

### SERVICES

Mains electricity, water and drainage.

### ENERGY PERFORMANCE CERTIFICATE

TBC

### VIEWING

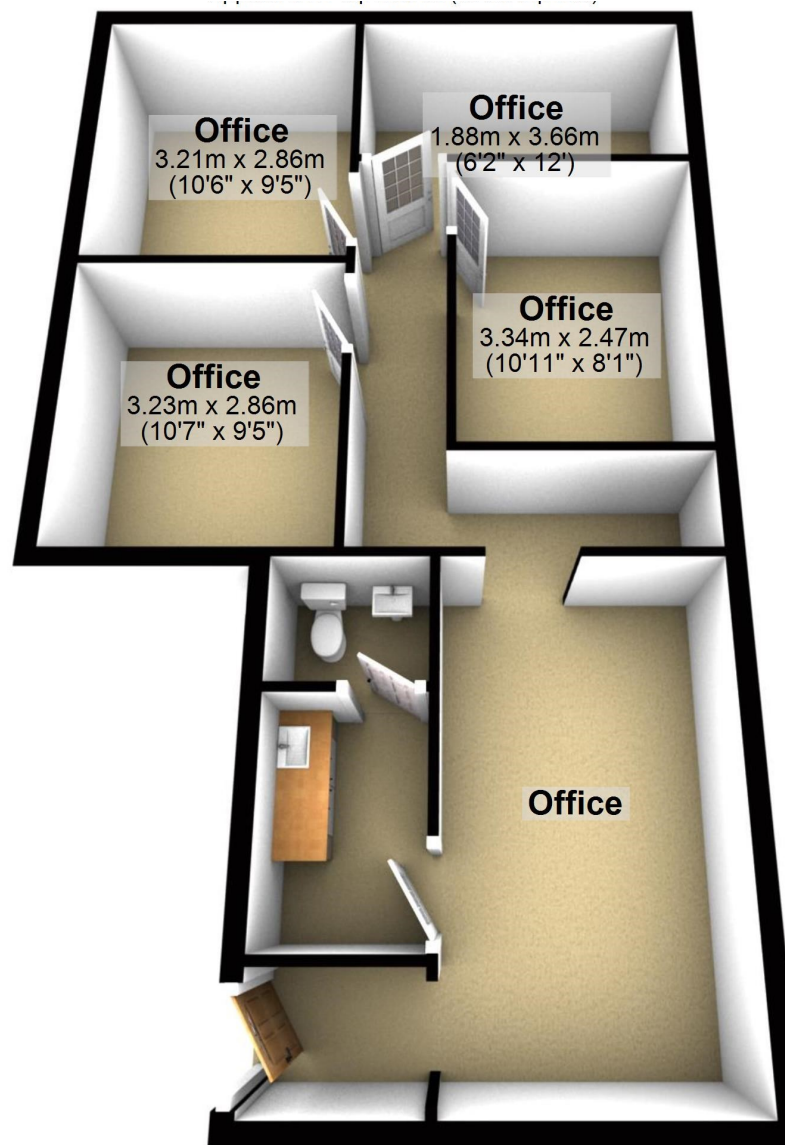
By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP  
Tel. 01896 751300

#### IMPORTANT NOTICE

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GALASHIELS, SELKIRKSHIRE, TD1 3AF

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Galashiels Office

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