

GROUND FLOOR OFFICE, ANDERSON CHAMBERS

Market Street, Galashiels, TD1 3AF

A Great Opportunity to Let a Ground floor Office in a Prime Town Centre Location

To Let • Rental Offers Over £4,200 (ex VAT) per annum are invited

Edwin
Thompson





BRIEF RESUME

- Light and spacious office
- Buzzer controlled entry system
- Excellent town centre position
- Net Internal Area - 30.70 sq m (330.45 sq ft)

LOCATION

The property is located on Market Street which is a bustling thoroughfare in the heart of Galashiels. In addition to its retail offerings, Market Street is also home to a variety of cafes, restaurants, and eateries, making it a perfect spot to relax and grab a bite to eat.

With its central location, Market Street, is situated in a prime trading position within Galashiels town centre which benefits from a high level of footfall and passing trade. The street is easily accessible and well-connected to public transport links, including bus routes and nearby parking facilities.

Galashiels, once famous for its textiles, is now one of the largest towns in the Scottish Borders having a population of approximately 14,000. Its central location in the Borders means Galashiels is generally considered to be the principal administrative, retail and social centre for the

region, effectively serving a population in excess of 110,000. The town also benefits from a significant student population with campus's of the Heriot Watt University and Borders College within the town.

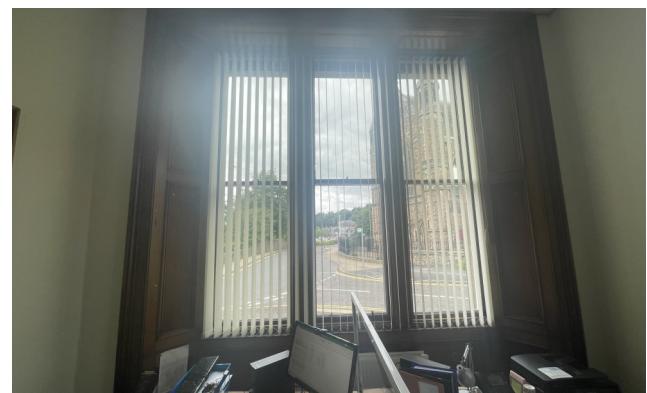
In recent years Galashiels has been subject to considerable investment. Developments have included the Gala Water Retail Park, two new supermarkets to the east of the town centre and significant transport infrastructure works.

The infrastructure works have included the Galashiels inner relief road and, the Borders Railway link which has re-established passenger services between Edinburgh Waverley and the Central Borders. The journey time from Galashiels to Edinburgh city centre is approximately 55 minutes, with departures every 30 minutes. On weekdays the first train departs from Edinburgh at 0545, the last at 2355.

DESCRIPTION

The building is of traditional construction with an attractive sandstone finish. The building curves on the corner of Market Street.

The unit comprises a ground floor open plan office of approximately 30.70 sq m (330.45 sq ft). The building benefits from a buzzer controlled entry system and communal facilities.





AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq Ft
GRND Floor Office	30.70	330.45

E & oe Measurements taken using a laser measurement device.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed

RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £3,078 effective from 01-April-2023.

Rateable value information has been obtained from the Scottish Assessors Association website. Whilst believed to be correct, this information has not been independently verified.

Services

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

Value Added Tax

Any prices are exclusive of VAT. The subjects are elected to VAT. VAT will be payable on the agreed rent.

TENURE

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

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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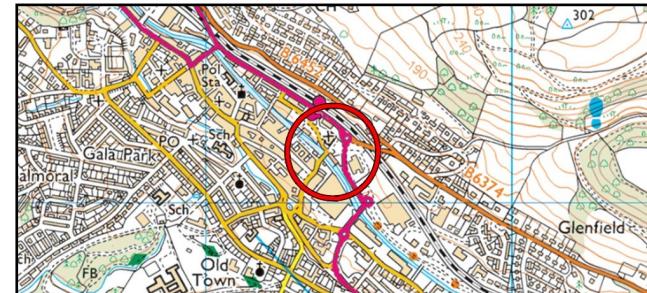
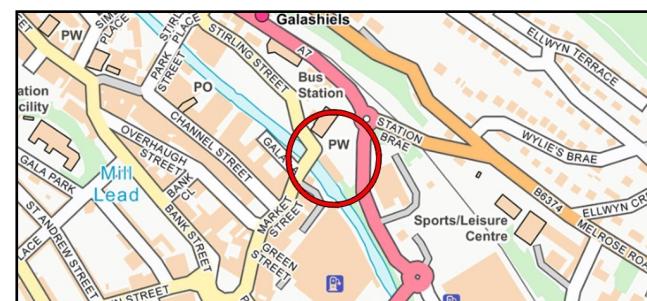
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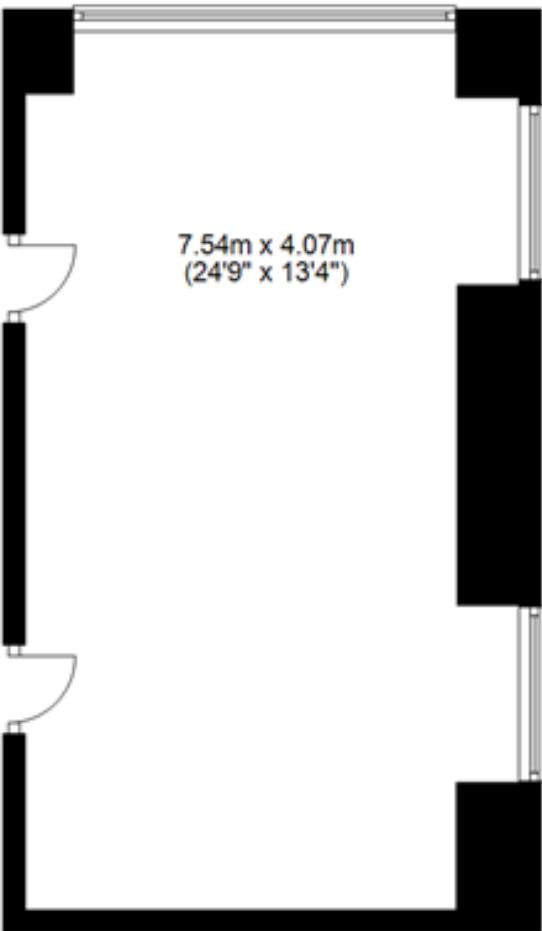
Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF





Ground Floor

Approx. 30.7 sq. metres (330.3 sq. feet)

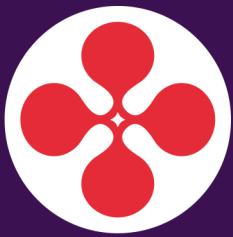


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Galashiels Office

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