

Ground Floor Retail Unit in Prime Town Centre Location

20 Market Street, Galashiels, Selkirkshire, TD1 3AA

To Let: £6,500 per annum

Net Internal Area 26.02 sq m (280 sq ft)

Edwin
Thompson





BRIEF RESUME

- Prime Town Centre Location
- Excellent Window Frontage
- Good Transport Links
- NIA 26.02 sq m (280.08 sq ft)

DESCRIPTION

20 Market Street is a single fronted retail unit with an off-set entrance door. The rear of the shop provides a small kitchen area that leads through to a wc / storage room.

ACCOMMODATION

The subjects are currently configured to provide:

Ground floor: Front shop, small kitchen area, wc / storage.

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).

SERVICES

Mains electricity, water and drainage are connected.

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, 20 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 is situated within the Central Scottish Borders. Galashiels 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. Galashiels and District has a population of approximately 14,970 according to the 2021 Census, a slight increase of that recorded at the 2011 Census (14,590). In 2022, the population base within a five-mile radius was 25,786, increasing to 39,535 within a ten mile radius. The Median age of the population within a five mile radius is 46.56 with an average household income of £29,030 per annum. (Source: Costar)

There is a significant student population within the town with campuses of Heriot Watt University and Borders College. Borders General Hospital also has close training ties with a number of the Edinburgh universities.

In recent years Galashiels has benefitted from considerable public and private investment. Developments have included the Gala Water Retail Park, two new supermarkets to the east of the town centre, significant transport infrastructure works including the Galashiels Inner-Relief Road. In addition, the Borders Railway Link was completed in 2015 re-established passenger services between Edinburgh Waverley and the Central Borders.

The journey time from Galashiels to Edinburgh City Centre is approximately fifty-five minutes, with departures every thirty minutes. On weekdays the first train departs from Edinburgh at 05:45 with the last at 23:55.

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
Ground Floor	26.02	280.08

E & oe Measurements taken with a laser measure.





LEGAL COSTS

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

VALUE ADDED TAX

Unless otherwise stated the prices quoted are exclusive of VAT. It is our understanding that the properties are elected to VAT. VAT will be payable on the agreed purchase price.

Any intending tenants must satisfy themselves independently as to the instances of VAT in respect of any transaction.

LEASE TERMS

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

TENURE

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000.

ENERGY PERFORMANCE CERTIFICATE

TBC

RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £3,650 effective from 01-April-2026

Small Business Rates Relief Scheme (SBRR) is currently understood to provide up to 100% rates relief for units with a rateable value of £15,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility). This is an important factor as local covenants are generally extremely sensitive to the cost of rates and wherever possible will try to avoid taking in premises with a rates liability.

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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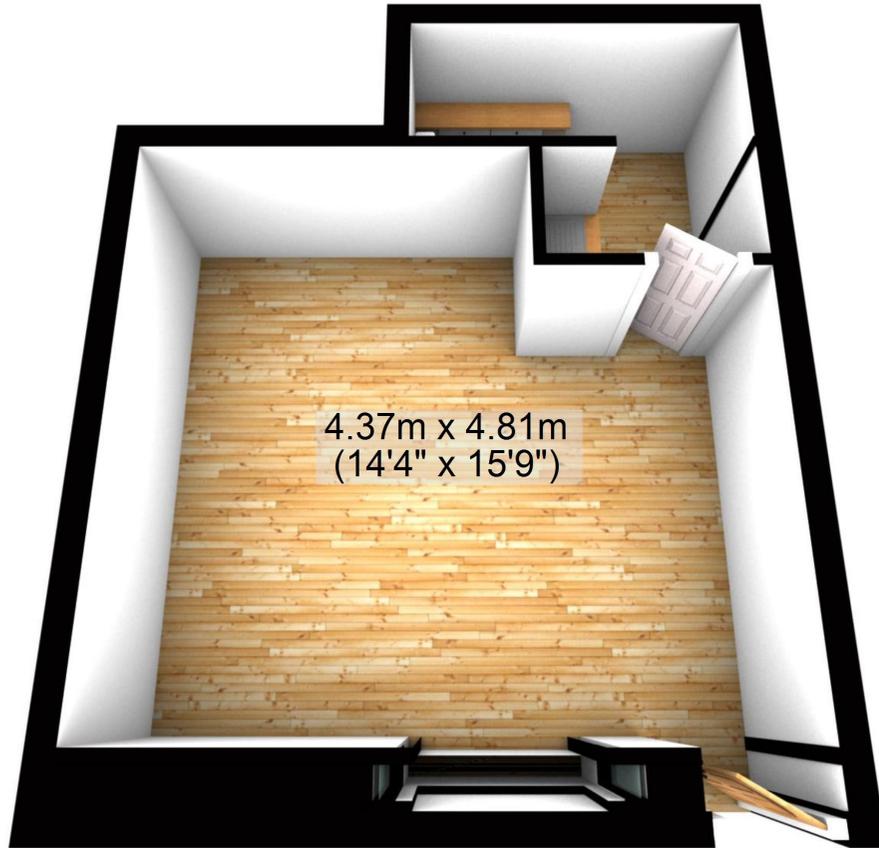
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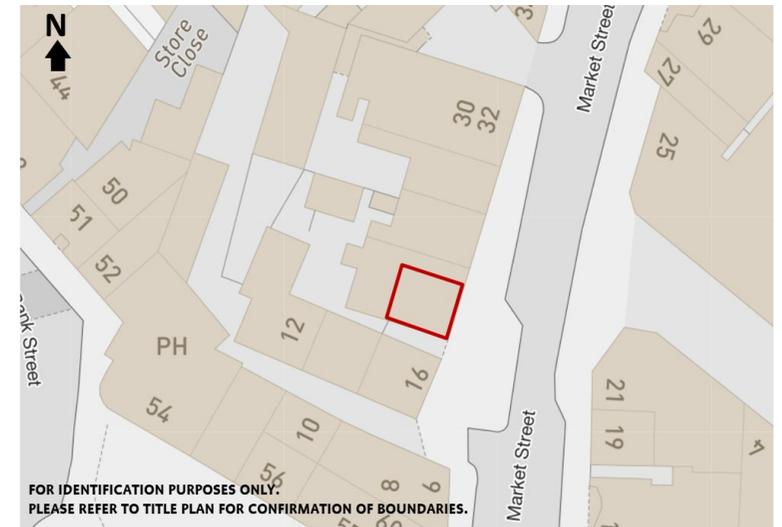
Ground Floor

Approx. 26.2 sq. metres (281.9 sq. feet)



4.37m x 4.81m
(14'4" x 15'9")

Total area: approx. 26.2 sq. metres (281.9 sq. feet)



Ground Floor Retail Unit

20 Market Place, Galashiels, Selkirkshire, TD1 3AA

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