To Let

TOWN CENTRE OFFICE
35/1 MARKET STREET
GALASHIELS
TD1 3AF

Edwin Thompson

• Town Centre Office
• First Floor Accommodation
• May suit office, studio or salon
• Net Internal Floor Area 61.99 sq m (667 sq ft)

Guide Rent £3,000 per annum

Ref: GC4613
General Information
35 Market Street is situated in a good town centre position.
Galashiels is generally considered to act as the core office, retail and social
centre serving the Scottish Borders, effectively serving a population in the
region of 110,000.
The town has recently benefited from significant investment within its
infrastructure including works to form the Galashiels inner relief road and
recent retail developments refocusing the footfall and passing traffic to
this end of town. Further infrastructure improvements are ongoing with
the proposed reinstatement of a railway link between the Central Borders
and Edinburgh along the route of the former Waverley rail line is due to be
operational in September this year.
The town also has a significant student population with campuses of
Borders College and Heriot Watt University.

Description
35 Market Street comprises first floor office accommodation with a ground
floor entrance from Market Street.
The accommodation is currently split into three separate offices accessed
off a communal hallway.

Accommodation
Ground Floor: Entrance door from Market Street with stairs leading
to communal landing area.
Suite 1: General office, lobby to ancillary area with two WC’s each
with low flush units, wash hand basins and kitchen fitted with base
units and worktop over incorporating
single drainer stainless steel sink.

Area
Net Internal Floor Area 55 sq m (592 sq ft)

Services
Mains electricity, drainage and water

Rateable Value
According to the Scottish Assessor’s
Association Website this unit is assessed
to a Rateable Value of £4,200 per annum
effective from 01-Apr-2017.
The Small Business Bonus Scheme
provides rates relief to help small
businesses in Scotland. Where a
business’s combined (all business
premises in Scotland) rateable value is
£15,000 or less up to 100% relief is available subject to eligibility
(Current 2018/19). Further details are available from the Business
Rates Team of Scottish Borders Council.

Lease Terms
Available by way of a new lease on FRI terms.
In the normal manner, the in-going tenant will be liable for any land
and buildings transaction tax, registration dues and VAT thereon.

Entry
On the conclusion of legal missives.

VAT
Unless otherwise stated the prices quoted are exclusive of VAT. Any
intending purchasers 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
By appointment with the sole agents:
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street, Galashiels TD1 1DP
Tel. 01896 751300
Fax. 01896 758883
E-mail: s.sanderson@edwin-thompson.co.uk

Ground Floor
Approx. 56.5 sq. metres (608.0 sq. feet)