

FIRST FLOOR OFFICE, ANDERSON CHAMBERS

Market Street, Galashiels, TD1 3AF

A Great Opportunity to Let a Bright and Spacious Office in Prime Town Centre Position
To Let • Rental Offers Over £7,500 are invited

Edwin
Thompson





BRIEF RESUME

- Large office space providing both open plan and separate office space
- Buzzer controlled entry system
- Excellent town centre position
- Net Internal Area - 67 sq m (720.70 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, 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, 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.

Internally, the first floor office boasts a bright and spacious open plan space with a separate office space/meeting room. There is also additional space for storage and filing.

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
1st Floor Office	67	720.70

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 £7,100 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.

Value Added Tax

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

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

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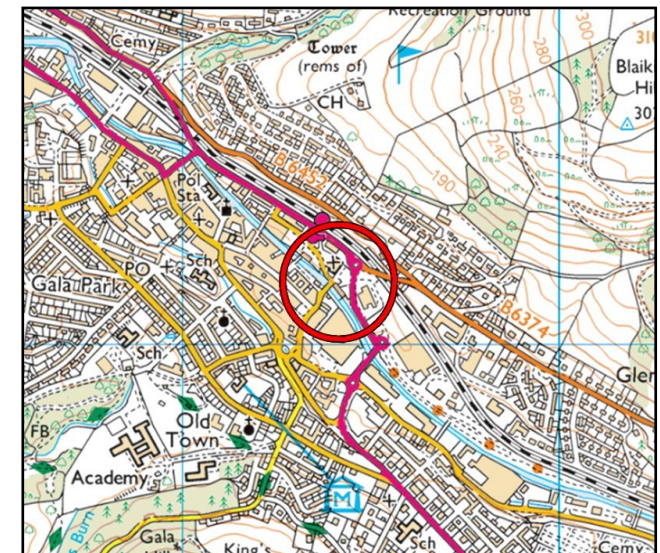
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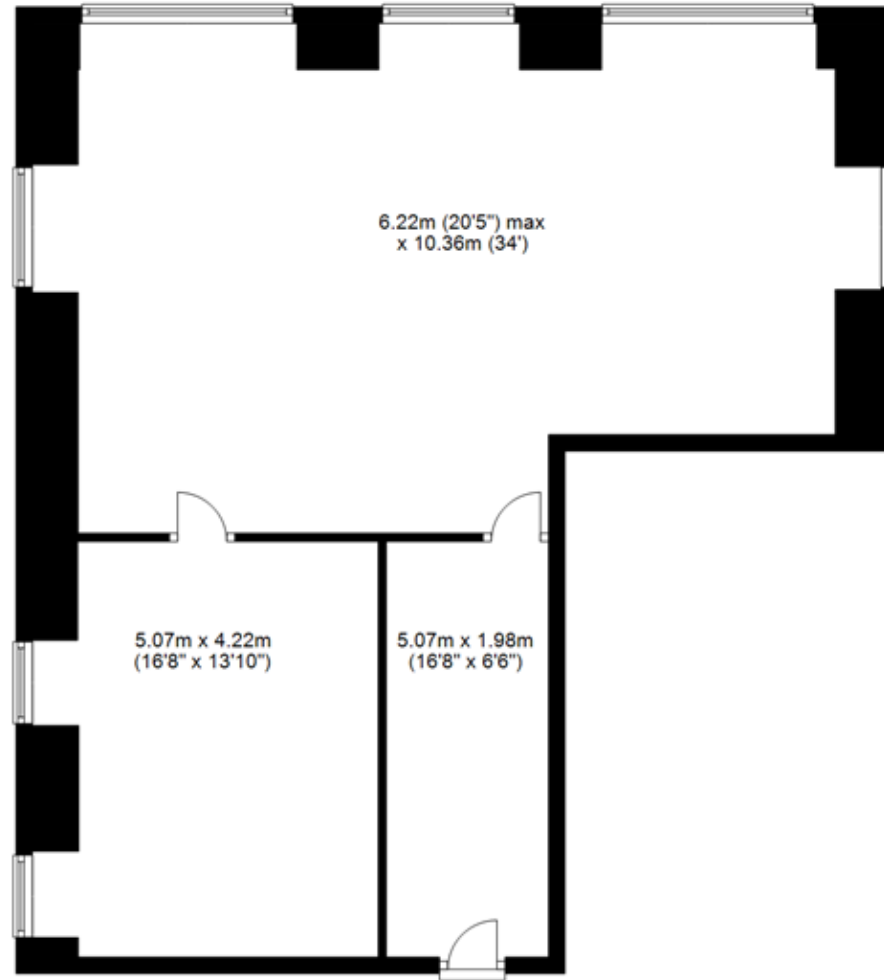
Registered office: 28 St John's Street, Keswick,
Cumbria, CA12 5AF





First Floor

Approx. 92.1 sq. metres (991.5 sq. feet)



FOR INDICATIVE PURPOSES ONLY. NOT TO SCALE

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Edwin
Thompson



Galashiels Office

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