

**Hawick**

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SOLICITORS & ESTATE AGENTS

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## To Let - Commercial Premises

Roxburgh Street, Galashiels, TD1 1PB



Located on Roxburgh Street in the heart of Galashiels—an established hub of industry within the Scottish Borders—this spacious double retail unit offers a fantastic opportunity for a wide range of business uses. Positioned close to the town centre, the property benefits from a strong level of foot traffic and excellent visibility, complemented by plentiful on-street parking for customers and staff alike.

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Extending to approximately 200 square metres, the unit is currently configured as one large open space, but offers flexibility to be split into two separate units if preferred by an incoming tenant. Internally, the property features a bright and generously sized showroom with multiple display windows that flood the space with natural light. To the rear, there is a substantial office area, a separate storeroom, a kitchen, and a WC. The property is fully accessible, with ramp access at the entrance to accommodate mobility requirements.

The rental is set at £1,000 per calendar month for the entire premises, with flexible lease terms available. Immediate entry is possible, and viewings are considered essential in order to appreciate the full scale and potential of the space.



## Situation

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. The town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

## Rates relief

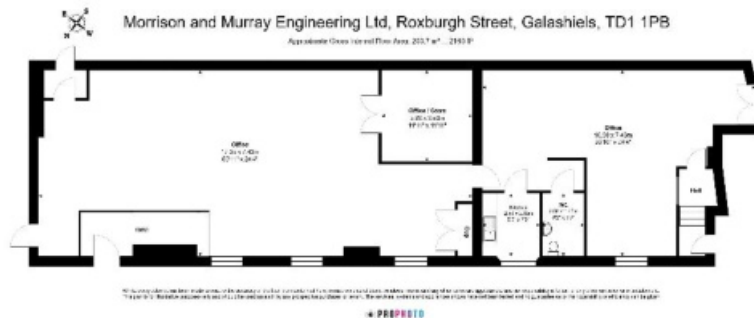
Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## EPC:

TBC

## Services

Mains gas, electricity, water and drainage.



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