

ATTRACTIVE OFFICE SUITE TO LET

GROUND FLOOR
9 ISLAND STREET
GALASHIELS, TD1 1NZ

- 76 SQM (819 SQ FT)
- Prominent position
- Main door access
- Refurbishment to commence shortly
- 2 dedicated car spaces with more available by negotiation



LOCATION:

Galashiels is situated off the A7 amidst the picturesque Borders countryside and lies approximately 18 miles from Peebles, 40 miles south of Edinburgh and 58 miles north of Carlisle. The Scottish Borders Railway provides easy connectivity to Edinburgh and beyond via the station at Tweedbank.

The town is located in the centre of the Scottish Borders and is the principal commercial and administrative hub for the area.

Island Street, one of the main arterial routes through the town. The office is prominently positioned at 1st floor level with visibility to passing traffic and pedestrians.

Nearby occupiers include Triage Central Ltd, Morrison & Murray Engineering Ltd and NHS Borders.

DESCRIPTION:

The subjects comprise a main door ground floor office within an attractive building of stone construction benefitting from the following:

- Cellular layout with large rooms and high ceilings
- Kitchenette
- Male & female toilet facilities
- Power and data points
- Gas fired central heating with new boiler fitted'
- 2 allocated parking spaces with more available by negotiation

ACCOMMODATION:

The subjects are understood to have a net internal area as follows:

76 SQM (819 SQ FT)

RATEABLE VALUE:

The subjects have a Rateable Value of £7,500 and as such, some occupiers may be eligible for up to 100% rates relief. Further information on rates payments can be found at www.saa.gov.uk

LEASE/SALE TERMS:

The subjects are available on a new lease at a rent of £15,000 per annum.

EPC:

The subjects have an EPC rating of F. A copy of the EPC is available on request.

VAT:

All figures in these particulars are quoted exclusive of VAT.

ENTRY:

By agreement.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:

D M Hall
17 Corstorphine Road
Edinburgh
EH12 6DD
Tel 0131 624 6130
Ian Davidson
ian.davidson@dmhall.co.uk

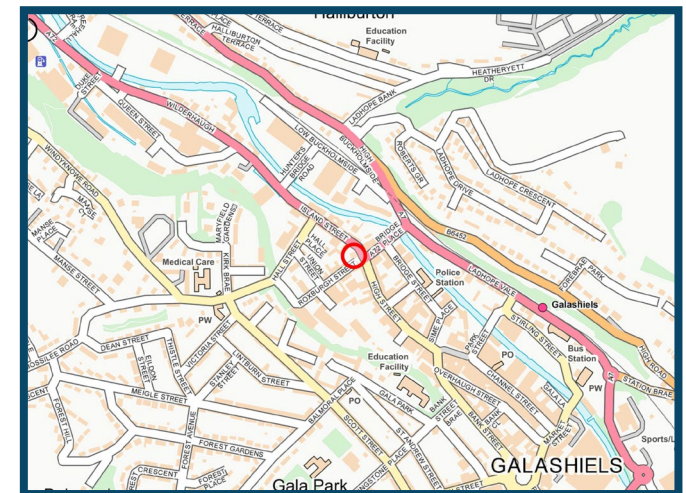
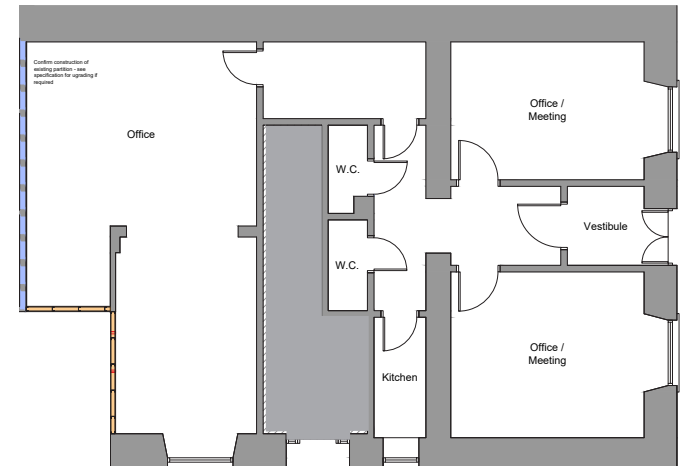
Oliver Lawson
Oliver.lawson@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

DATE OF PUBLICATION:

May 2023

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