

TO LET / MAY SELL
OFFICE



54 Island Street Galashiels TD1 1NU

- Located in Galashiels town centre
- Prominent office accommodation extending to 82.62 sqm (889 sq ft) NIA
- Potential residential conversions (STP)
- Rent: £15,000 per annum (Exclusive of VAT)
- Sale Price: Offer over £115,000 (Exclusive of VAT)
- The property extends over three floors, providing an opportunity to be sub divided into two office suites

LOCATION

Galashiels has a population of approximately 14,000 and is one of the principal towns within the Scottish Borders. The town is widely regarded as the primary administrative, retail, and social centre for the region, serving a wider catchment population of approximately 110,000. In recent years, Galashiels has benefited from significant public and private investment aimed at improving infrastructure and accessibility.

Key developments include the Galashiels Inner Relief Road and the Borders Railway, which has re-established direct passenger rail services between Edinburgh Waverley and the central Borders.

More specifically, Island Street forms one of the town's principal commercial thoroughfares, located adjacent to Galashiels High Street and the A7, the town's main arterial route, providing strong accessibility and connectivity within the town centre.

DESCRIPTION

The property comprises a three-storey end-terraced building, currently arranged to provide office accommodation with ancillary facilities throughout. The property currently has 2 office suites arranged over ground and 1st floor, and 2nd floor.



The accommodation offers a mix of open-plan and cellular office space, providing flexibility for a range of occupiers.

The property boasts a large garden area to rear with potential to extend.

ACCOMMODATION

The subjects area has been taken from the Scottish Assessors Association Website, which provides a Net Internal Area (NIA) of the following sizes.

Floor	SQ.M	SQ.FT
Ground	25.50	274.45
First	33.19	357.25
Second	23.93	257.58
Total:	82.62	889.31

EPC

EPC will be available upon request.

RENT

£15,000 per annum (Exclusive of VAT)

SALE PRICE

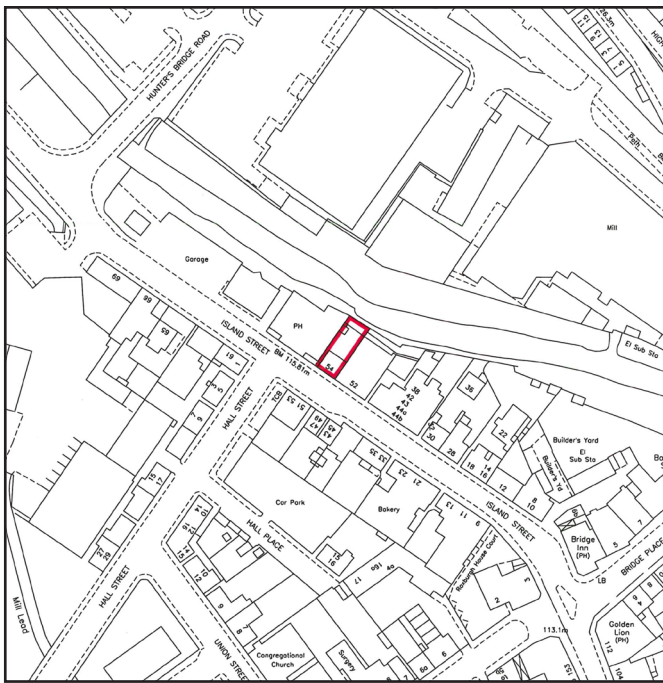
Offers over £115,000 (Exclusive of VAT).

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £6,500, which is not subject to change with 2026 rates revaluation.

LEGAL COSTS + VAT

Each party has to bear their own legal costs. The purchaser/tenant will be liable for the land and building transaction tax and registration dues incurred in this transaction.



To arrange a viewing please contact:



MURDO MCANDREW
Associate

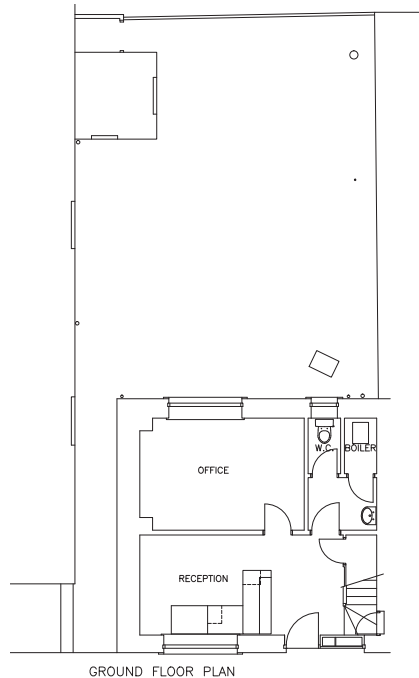
murdo.mcandrew@g-s.co.uk
07799 159 665

IMPORTANT NOTICE

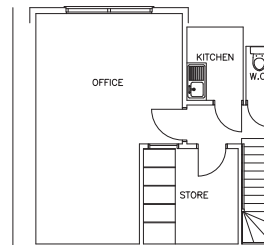
1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: January 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

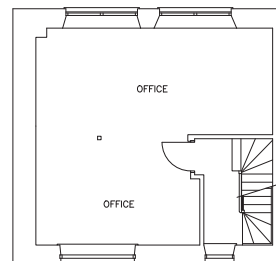
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.



GROUND FLOOR PLAN



ATTIC FLOOR PLAN



FIRST FLOOR PLAN