Property for Auction in Scotland - [Print Version]

Lot : 84 Channel Street, Galashiels, Selkirkshire TD1 1BD

Auction House Scotland

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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 27/08/2026	14:00	Commercial	£60,000

Property Address: 84 Channel Street, Galashiels, Selkirkshire TD1 1BD, TD1 1BD

Commercial unit on Channel Street in the heart of Galashiels town centre. Extending to a net internal area of approximately 76.42 sq m (822 sq ft), the property benefits from an excellent window frontage onto one of the town's busiest thoroughfares, with the added practicality of service and delivery access to the rear. Offered with vacant possession, the unit presents a strong opportunity for both owner-occupiers and investors. The established Class 2 use now falls within the broader Class 1A designation, which allows a wide range of retail, financial and professional service uses without the need for a change of use application. With an EPC rating of B and mains electricity, water and drainage

connected, the unit is ready for a new occupier to trade from with minimal outlay. The property has a current rateable value of £8,200. 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, a significant saving for any incoming business. Early viewing is strongly advised.

Area

Galashiels is the principal administrative, retail and social hub of the Central Borders, serving a wide catchment in excess of 100,000 people. Channel Street sits at the centre of the town's retail core, close to the main taxi rank and surrounded by a mix of national and independent occupiers. The town has seen substantial public and private investment in recent years, including new retail development and major transport infrastructure. The Borders Railway provides a direct service from Galashiels to Edinburgh Waverley in under an hour, with departures every half hour. A sizeable student population, supported by nearby Heriot-Watt University and Borders College campuses, adds further footfall and demand to the town centre.

Tenure

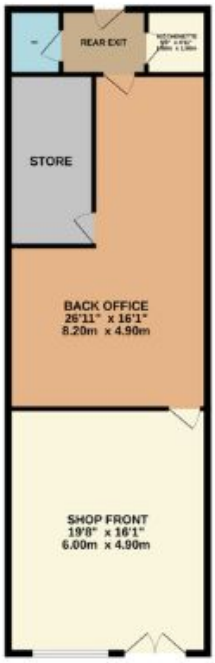
Freehold

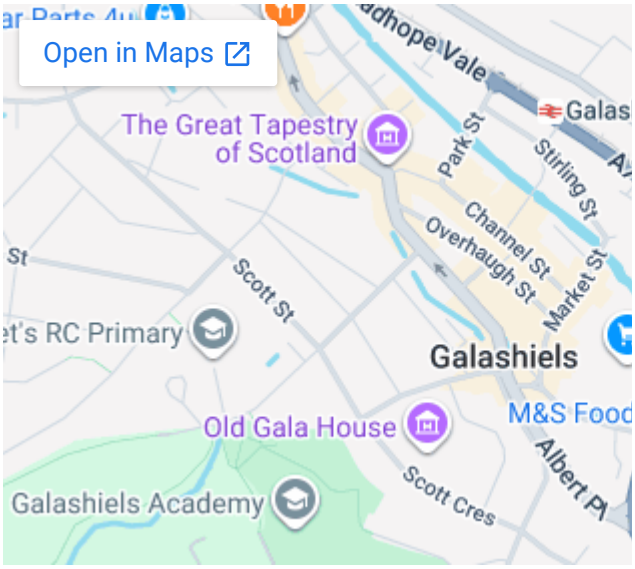
Local Authority

Scottish Borders Council

Floor Plan

Location Map





Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.