

Shop/Office Premises
10-12 Exchange Street, Jedburgh TD8 6BH



**Class 1a Shops and financial, profes-
sional and other services**

**Annual Rent (in the region of)
£4,500 (excluding VAT)**



Viewing/Further Details:

Please contact
Estate Management

Tel: 01835 825122 or email estatemangement@scotborders.gov.uk

These particulars do not form any part of any contract and are prepared for guidance only.

Location

Jedburgh is an important town situated 10 miles from the English border on the main A68 Trunk road 56 miles from Newcastle and 48 miles from Edinburgh. Jedburgh is packed with history, historic buildings and is well served with local amenities and offers a good variety of commercial businesses.

Description

This property is a tradition stone building located within the town centre. The property comprises of a front shop/office, workshop area, toilet facilities and a kitchen area all on the ground floor. The front shop has an excellent frontage and the workshop has a separate access.

Services

This property is service by 3 phase mains electricity, water and drainage.

Accommodation

Front Shop/Office area 28.9m² (311ft²)

Workshop area and Kitchen area 52.8m² (568ft²)

Rent

Annual rent (in the region of): £4,500 (excluding VAT)

Rateable Value

The current rateable value of these premises is £6,300 with effect from 1 April 2023.

Properties below the value of £12,000 may qualify for 100% rates relief under the Small Business Bonus Scheme. Further details of this can be found at www.mygov.scot/business-rates-relief/

Planning

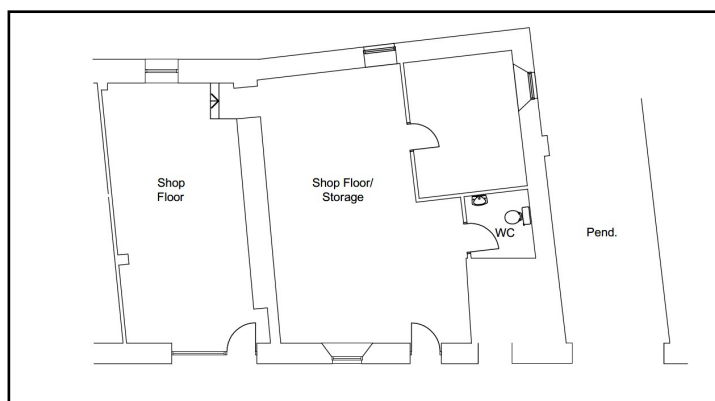
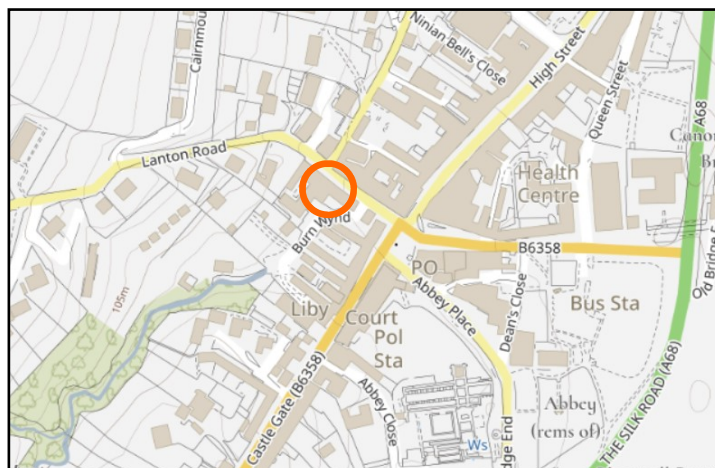
The property is currently Class 1a Shops and financial, professional and other services as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Permitted change of use to Class 4 Business, any other change would require landlords and the relevant planning consent.

Energy Performance Certificate

Building energy performance rating: F (February 2014)

Location/Floor plans



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