

TO LET



Workshop
Unit 1 Riverside Workshops, Edinburgh Road, Jedburgh TD8 6EE



Workshop

**Annual Rent (in the region of)
£6,500 (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 is well served with local amenities and offers a good variety of commercial businesses.

Description

Riverside Workshops is directly accessed from the A68 Trunk Road to the north of the town. This is a row of 6 purpose built workshops with a shared parking area to the front of the property. This unit is accessed via a pedestrian door but also benefits for a roller shutter door. Internally there is a workshop area with toilet facilities.

Services

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

Accommodation

Total gross internal area 96.8m² (1042ft²)

Rent

Annual rent (in the region of): £6,500 (excluding VAT)

Rateable Value

The current rateable value of these premises is £6,000 (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

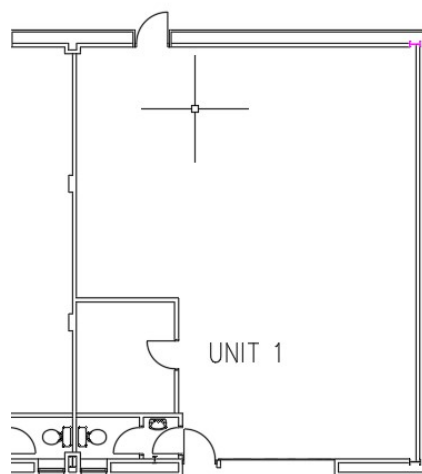
Currently Class 4 Office/Light Industrial as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Any other use falling out with this use class will require landlords and the relevant planning consent.

Energy Performance Certificate

Building energy performance rating: To be confirmed

Location/Floor plans



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.