

4 Exchange Street, Jedburgh TD8 6BH



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

**Annual Rent (in the region of)
£3,000 (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, storage/office area to the rear and toilet facilities all on the ground floor. The front shop has an excellent frontage.

Services

This property benefits from mains electricity, water and drainage.

Accommodation

Total gross internal area 38.5m² (414ft²)
Front shop area 23.2m² (250ft²)

Rent

Annual rent (in the region of): £3,000 (excluding VAT)

Rateable Value

The current rateable value of these premises is £2,700 (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

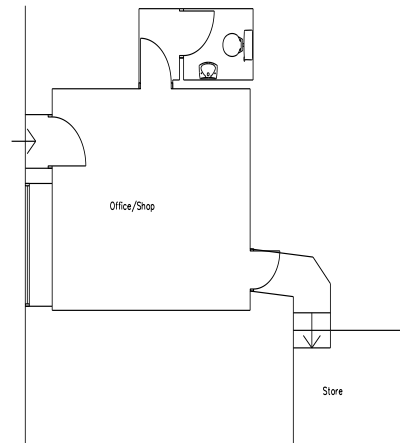
The property is currently Class 1a Shops and financial, professional and other services as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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

Energy Performance Certificate

Not applicable for these premises.

Floor plan/Location plan



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