

**For Sale/ To Let**

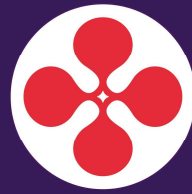
**Town Centre Shop**

**39 High Street**

**Jedburgh**

**TD8 6DQ**

**Edwin  
Thompson**



**Deceptively large**

**Excellent Trading Position**

**Highly flexible accommodation. Adaptable to Retail, Salon, Office, Therapy/ Treatment Room Uses**

**Net internal floor area: 117.42 sq m (1,263 sq ft)**

**\*SUBSTANTIAL SELF-CONTAINED MAISONETTE TO UPPER LEVELS MAY BE ALSO BE AVAILABLE**

**Contact the Selling Agents for Further Information. Tel 01896 751300**

**Rental Offers over £6,000 pa are invited**

**Ref: GW5070**

**rural | forestry | environmental | commercial | residential | architectural & project management | valuation | investment | management | dispute resolution | renewable energy**

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Edwin  
Thompson



## Location

Jedburgh is a traditional market town with a population of approximately 4,000. The town is steeped in history with a great many attractions including the Abbey, Jedburgh Jail and Museum and Mary Queen of Scots house. Accordingly the area benefits from a significant level of seasonal tourist trade.

It is a gateway town to the south of Scotland approximately 10 miles to the north of the border with England and benefits from good road links to the principal Borders towns and the national road network via the A68 trunk road. Newcastle airport is approximately 52 miles south while Edinburgh airport lies around 54 miles north.

## Description

Self contained former Post Office occupying excellent trading position within Jedburgh High Street.

## Accommodation

Ground Floor: Front Shop widening to centre; Rear Shop; Store room and WC; stairs to basement.

Basement: Ancillary accommodation comprises kitchen/staff room and WC with low flush unit to wash hand basin.

## Areas

Description	Sq m	Sq ft
Net Internal Area	117.42	1263
In terms of Zone A	42.73	460

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## Rateable Value

The rateable value has been assessed to £7,200 effective from 01 April 2017.

The Small Business Bonus Scheme provides rates relief to help small businesses in Scotland. Where a business's combined (all business premises in Scotland) rateable value is £15,000 or less up to 100% relief is available subject to eligibility (Current 2018/19). Further details are available from the Business Rates Team of Scottish Borders Council.

## Lease Terms

Available by way of a new Full Repairing and Insuring lease. Terms by negotiation.

## Entry

On the conclusion of legal missives.

## Value Added Tax

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

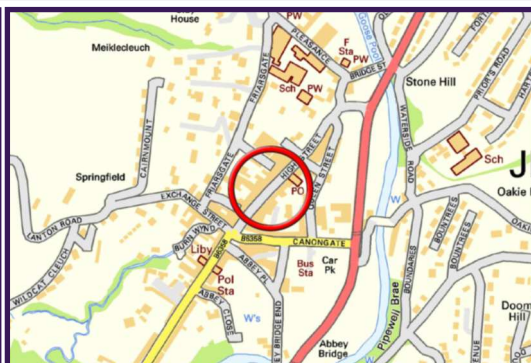
## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

## Viewings

Strictly by appointment with the sole agents Edwin Thompson LLP  
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Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Kewick  
Newcastle  
Windermere

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(no. 07428207)

Registered office: 28 St John's Street,  
Kewick, Cumbria, CA12 5AF.

## IMPORTANT NOTICE

Edwin Thompson for themselves and for the Landlord of this property, whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending tenants and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
- No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Landlord.
- No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.