DM HALL

# To Let

## Class 1A Retail Premises




18 High Street,
Jedburgh
TD8 6AG

80.18 sq m
(863 sq ft)

- Class 1A retail opportunity
- Prominent High Street Location
- Suitable for a variety of uses, subject to the necessary consents
- Occupiers may benefit from 100% rates relief
- Premises exceptionally refurbished and maintained to a high standard by the current tenants
- Lease offers over £9,000 (Excl. of VAT) are invited

## DESCRIPTION

The subjects comprise the ground floor of a three-storey plus attic, traditional stone-built Class 1A premises. The property benefits from a timber-framed double frontage incorporating single-glazed display windows secured by an internal security shutter,

The premises is surmounted by a pitched and slated roof. To the rear, the property benefit's from access to a shared car park.

Internally, the premises comprise a large open plan front retail area, currently fitted out as a carpet showroom, together with a stud-partitioned back-of-house area incorporating office and tea preparation facilities, storage accommodation and a WC to the rear. The property benefits from modern LED box lighting as well as natural lighting.






## LOCATION

Jedburgh has a population of approximately 4,000 and is situated on the A68. The town lies approximately 47 miles south-east of Edinburgh, 50 miles north-east of Carlisle and 56 miles north-west of Newcastle.

The nearest railway station to Jedburgh is located in Tweedbank, approximately 11 miles away. Tweedbank railway station provides a convenient rail link between Jedburgh and major cities across the UK, including Edinburgh, Glasgow, Newcastle and London, via connecting services.

More specifically, the subject premises at 18 High Street occupy a prominent position along Jedburgh's main thoroughfare, approximately 140 metres from the Mary Queen of Scots Visitor Centre, a major local landmark.

Nearby occupiers comprise a variety of established local businesses, including The Spread Eagle Hotel, Briggsy's Butchers, Jed Pharmacy and Stems of Jed.

## FLOOR AREA

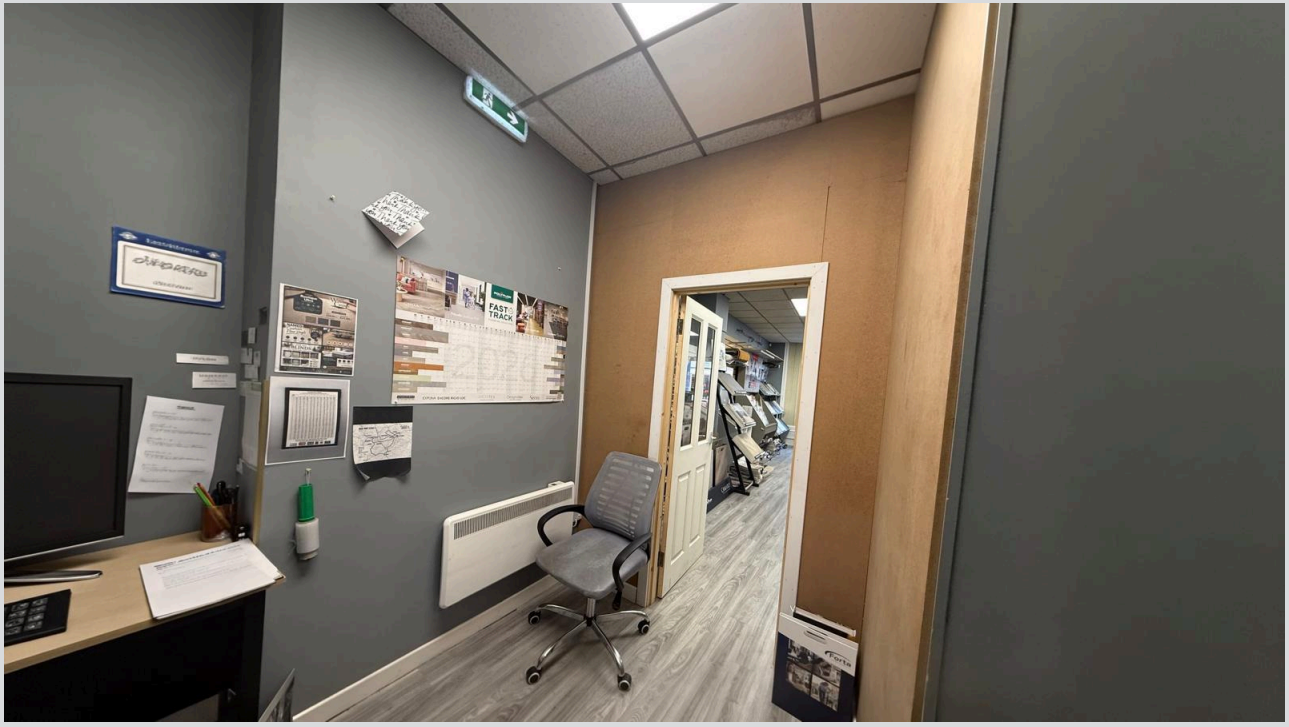
The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition, The following area has been calculated approximately.

| Description | sq ft | sq m |
|---|---|---|
| Retail | 863 | 80.18 |
| **Total** | **863** | **80.18** |

## LEASE TERMS

Offers over £9,000 per annum (Excl. of VAT) are invited for a new Full Repairing and Insuring (FRI) lease.



## EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEGAL COSTS

Each party to bear their own legal costs throughout any transaction.

## VAT

All figures quoted are exclusive of VAT which we have been advised is not chargeable.

## NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors' Associationwebsite, the subjects are noted to have a Rateable Value of£8,000. It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% ratesrelief. Further information is available at www.saa.gov.uk.

## VIEWING & FURTHER INFORMATION

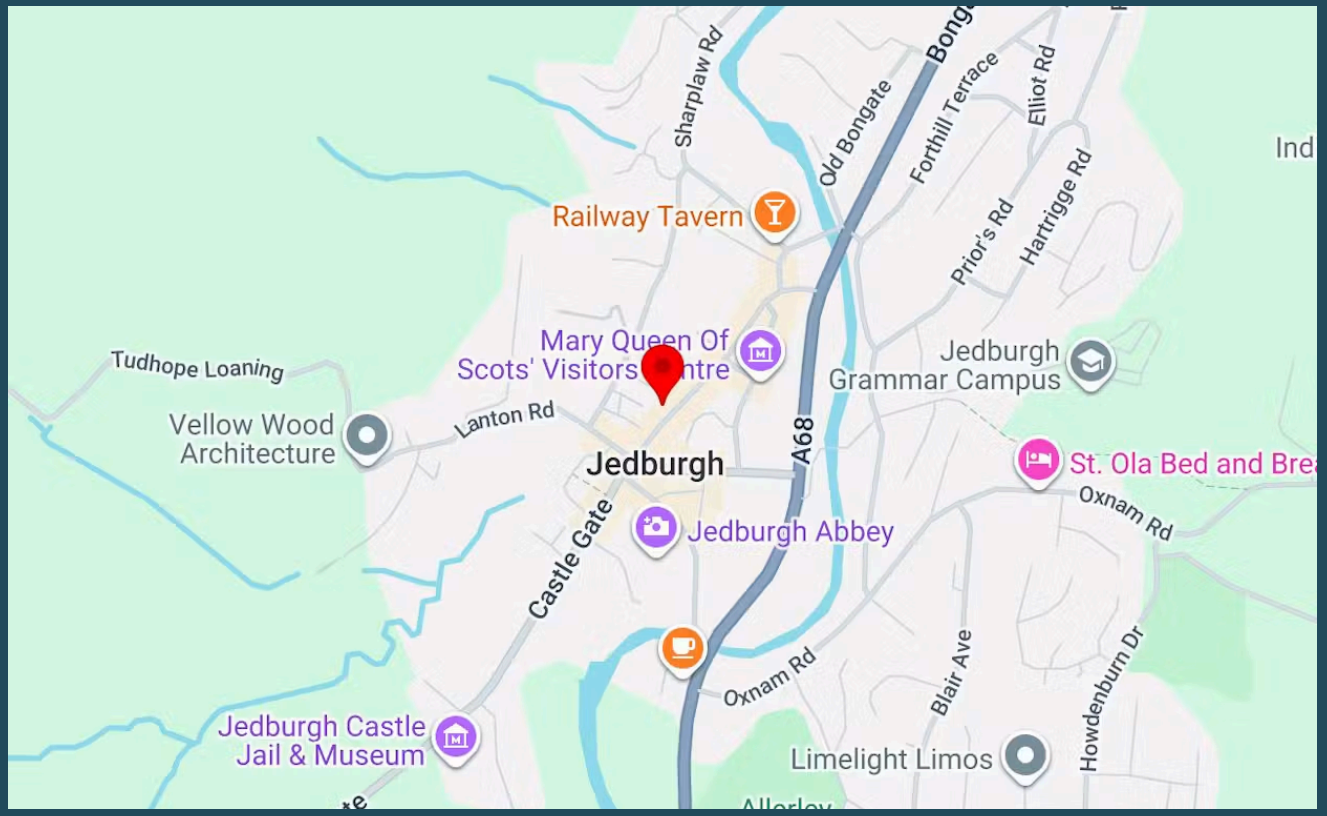
Strictly by contacting the sole agents.

## ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS




# Make an enquiry


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