

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**Commercial Premises at
38 High Street, Jedburgh,
TD8 6DQ**

Guide Price: £105,000



In the heart of Jedburgh lies this mid-19th century three storey, three bay bank on corner site, with offices to rear. 38 High Street is a Category 3 listed building with angle features and an abundance of development potential for the prospective buyer. The perfect opportunity for those who are looking for a development project, this building could be altered to provide two residential town houses or could continue to be utilised as a commercial premises. Viewings come highly recommended to fully appreciate this versatile building.



Commercial Premises at 38 High Street, Jedburgh,

TD8 6DQ

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FIRST FLOOR

Landing,
Five offices,
Four store rooms,
WC

SECOND FLOOR

Landing,
Three offices,
Kitchen,
Shower room

THIRD FLOOR

Landing,
Three large store rooms with additional built in cupboards



Situation:

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

Description:

In the heart of Jedburgh lies this mid-19th century three storey, three bay bank on corner site, with offices to rear. 38 High Street is a Category 3 listed building with angle features and an abundance of development potential for the prospective buyer. Previously utilized as office buildings for a Solicitor and Estate Agency, the premises is accessed via an on-street door leading into the main foyer leading onto the grand staircase that extends to the top of the building. Internally consisting of a spacious landing/seating area, reception area, meeting/board room, large office with double aspect windows, plentiful storage facilities and WC on the first floor. Continuing up the staircase on to the second floor, there is a further landing, three office areas, shower room, kitchen/dining room and on the final third floor, two further office spaces as well as exceptional storage facilities. There is a small courtyard to the rear of the property which, if developed would provide a fantastic seating area/external space. A perfect opportunity for those who are looking for a development project, this building could be altered to provide two residential town houses or could continue to be utilised as a commercial premises. Viewings come highly recommended to fully appreciate this versatile building.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains water, drainage, gas and electricity.

EPC:

Pending.

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Rateable Value:

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £11,600 effective 1st April 2017. The uniform business rate for the current year is 49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Legal costs:

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT.





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Interested in this property?

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.