

**Hawick**

Call 01450 372336



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 30A High Street

Jedburgh, TD8 6AG



Positioned in the heart of the historic burgh of Jedburgh, 30A High Street presents an excellent opportunity to acquire a well-proportioned commercial unit benefiting from a prominent town centre location, strong visibility, and a high level of passing footfall.

The property offers a bright and versatile retail space with a large glazed display frontage, allowing for excellent natural light and retail exposure onto High Street. To the rear, there is a useful storage area, kitchenette facilities, WC accommodation, and an additional store room, providing ample space for amenities and stock storage. Side access to the property offers convenient entry for staff, deliveries, and day-to-day operations.

The flexible layout and highly central location make the property an attractive proposition for owner-occupiers or investors alike.



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**Rateable Value**  
According to the Scottish Assessors website ([www.saa.gov.uk](http://www.saa.gov.uk)), the subjects have been entered into the valuation roll at £4,650 as of 1st April 2026. Businesses may be eligible for rates relief via the Small Business Bonus Scheme and further enquiries should be made with the local authority in this regard.

## 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.

## EPC

Pending

## Fixtures and Fittings

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

## Services

Mains electricity, water and drainage.

## Use Class

The property is currently licensed under use class 1A (shops and financial, professional and other services).

## Viewings & Offers

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

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



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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.

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