

**For Sale / Let - Commercial Premises & Flat**  
21 & 21a High Street, Jedburgh TD8 6AQ



# Office / Shop Premises & Flat

21 / 21a High Street, Jedburgh TD8 6AQ

---

## 21 High Street, Jedburgh

Office / shop premises

For Sale, May Let

Prominent town centre position

Integrated fire alarm system and intruder alarm

Modern kitchen, accessible WC

LG7 ceiling mounted lighting to main unit

Re-lined throughout - excellent decorative order

## Rental - Rental Offers Over £4,500 per annum

### 21a High Street, Jedburgh

2 bedroom traditional first & second floor maisonette

For Sale

Spacious rooms

Large attic space for storage / potential third bedroom

Prominent town centre position

## Sale - Combined Price, Offers Over £130,000

Ref. GP5021

### General Information

21(a) High Street occupies a prime trading position within Jedburgh town centre.

Jedburgh is a traditional Market Town to the southern fringe of the Scottish Borders close to Jed Water, a tributary of the River Teviot

approximately ten miles north of the Anglo-Scottish Border at Carter Bar.

The Town has a population of approximately 3,790 according to the 2020 Mid-Year Population Estimate compiled by the National Records of Scotland, a decrease of around 6% over that recorded at the 2011 Population Census (4,030).

Jedburgh's historic setting attracts a significant influx of seasonal visitors. The Conservation Area covers much of the historic core including the Abbey and Castle Gaol. The Abbey was founded by David I in 1138 and was destroyed on the orders of Henry VIII of England. It is the most complete surviving Abbey in the Borders despite having been burned 'nine times'. The Castle Gaol is situated at the highest point in the Town, built on the site of a medieval castle. It was once reputed to be the most important stronghold in the Scottish Borders.

It is a thriving Town, the centre offers a broad mix of independent shops, restaurants and businesses. Leisure and sporting facilities include a multi-use games area, 2G hockey pitch, 3G sports pitch, 100m synthetic running track, 300m grass track, bowling green gym, swimming pool and a wide range of sporting clubs such as rugby, football and golf.

The Town benefits from good road links to the principal Border Towns as well as the National Roads Network via the A68 Trunk Road. Newcastle Airport is approximately fifty-two miles south. Edinburgh Airport is around fifty-five miles north. The Borders Railway provides direct access to Edinburgh from Galashiels and Tweedbank.

# Office / Shop Premises

## Description

A refurbished double fronted unit presented in excellent decorative order.

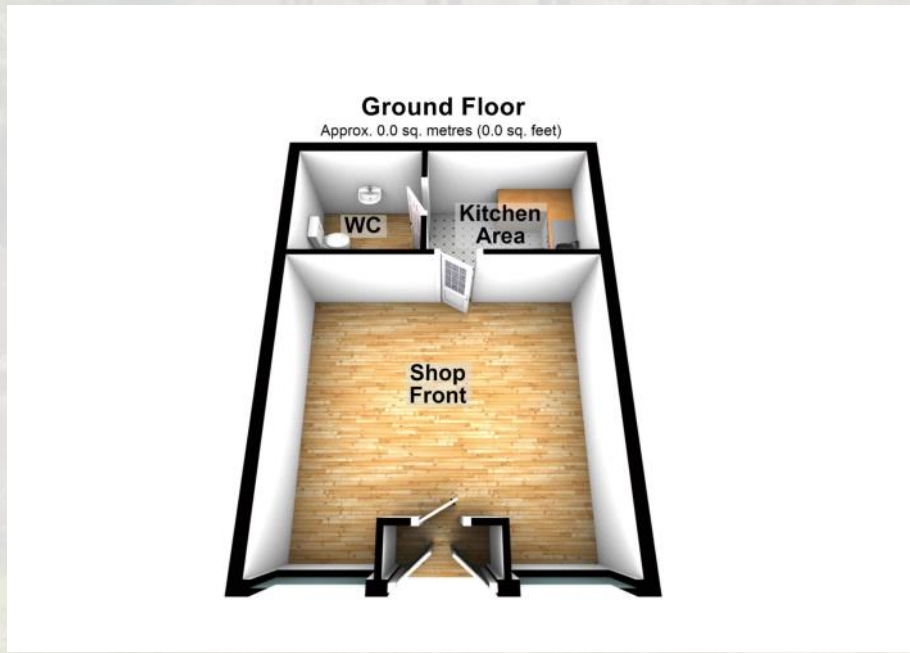
Established use is Class 2 (office), but the unit is also ideally suited to Class 1 (Retail use) which is allowed under Permitted Development rights.

## Areas

The subject has been measured in accordance with the RICS Code of Measuring Practice to the following Net Internal Areas:

Description	Sq m	Sq Ft
Net Internal Area	22.64	245

*E & oe measurements taken with a laser measure.*



# Two bedroom Flat

## Description

21a High Street is a modern two bedroom property located in the centre of Jedburgh, a charming town in the Scottish Borders. This bright and spacious accommodation is set over first and second floors and would suit a variety of purchasers including investors, first time buyers and small families.

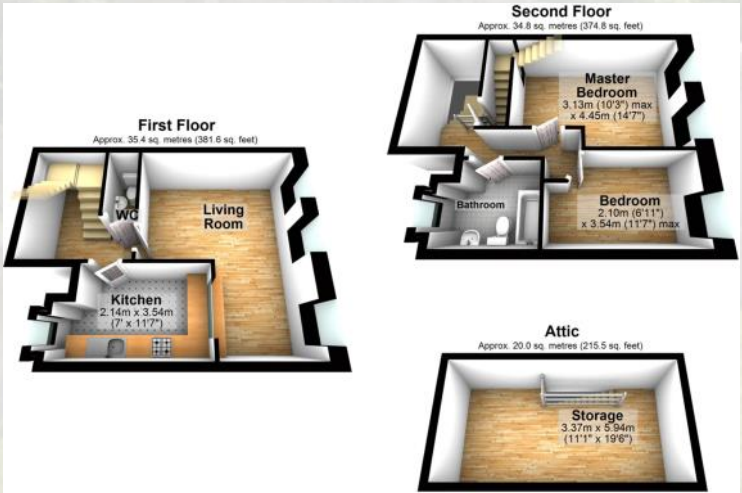
The property itself is move in condition but also provides scope to create a third bedroom in the attic space. This well presented flat is accessed via a private stairwell and comprises - Fitted Kitchen, Living Room, Hall, 2 Double Bedrooms, Family Bathroom and Attic.

## Areas

The subject has been measured in accordance with the RICS Code of Measuring Practice to the following Net Internal Areas

Description	Sq m	Sq Ft
Net Internal Area	90	972

*E & oe measurements taken with a laser measure.*



Total area: approx. 90.3 sq. metres (971.8 sq. feet)





### **Lease Terms**

21a High Street is let on a Private Residential tenancy from 30 July 2020 at a rent of £475pcm.

### **Council Tax**

Band B

### **Entry**

On the conclusion of legal missives.

### **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.

### **Value Added Tax**

This property is not elected for VAT.

### **What3words///**

battling.newer.clear

### **Rateable Value**

The rateable value has been assessed to £3,700 effective from 01 September 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.

### **Viewing**

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors

76 Overhaugh Street

Galashiels

TD1 1DP

Tel. 01896 751300

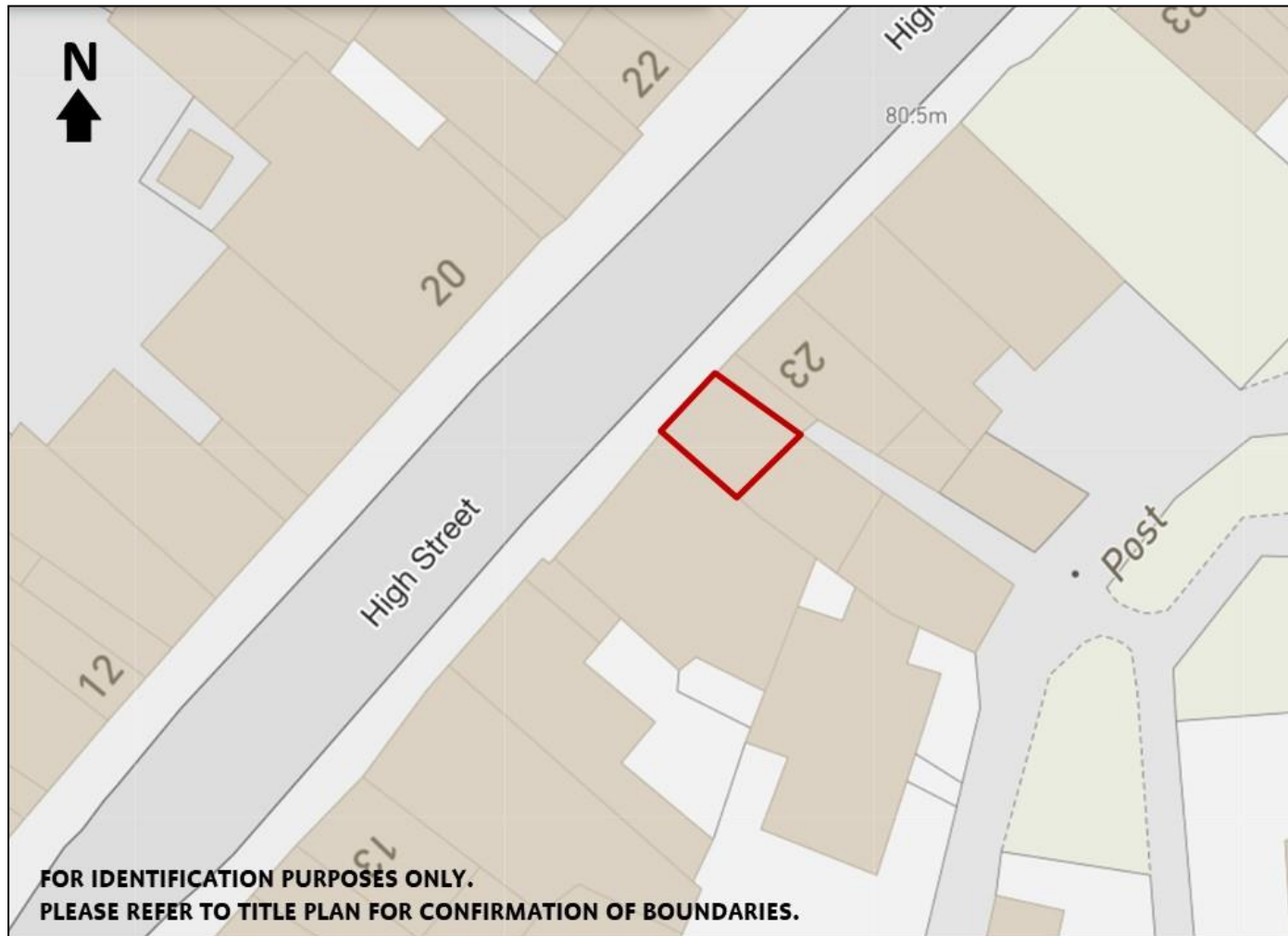
Fax. 01896 758883

E-mail: [s.sanderson@edwin-thompson.co.uk](mailto:s.sanderson@edwin-thompson.co.uk)

7 Overhaugh Street  
Galashiels  
Selkirkshire  
TD1 1DP

T: 01896 751300  
F: 01896 758883  
E: s.sanderson@edwin-thompson.co.uk  
W: edwin-thompson.co.uk

Edwin  
Thompson



**FOR IDENTIFICATION PURPOSES ONLY.  
PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.**

For indicative purposes only. Not to scale.

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle upon Tyne  
Windermere

Edwin Thompson is the trading name of Edwin Thompson LLP, and Edwin Thompson Property Services Limited.

Edwin Thompson LLP is a Limited Liability Partnership registered in England & Wales No. OC306442. Edwin Thompson Property Services Limited is a Limited Company registered in England and Wales No. 07428207. Registered office: 28 St. John's Street Keswick, Cumbria CA12 5AF. Regulated by RICS

Connect with us:

