



**ALLIED
SURVEYORS
SCOTLAND**

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RETAIL INVESTMENT OPPORTUNITY OFFERS OF £70,000

4 Canongate, Jedburgh, Scottish Borders, TD8 6AJ

- ✔ Double windowed retail investment
- ✔ Excellent investor opportunity ✔ Category C-Listed
- ✔ Situated in the heart of a popular Borders town
- ✔ Potential for development of the yard, subject to planning

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The historical Royal Burgh of Jedburgh lies 10 miles north of the border with England and is 35 miles east of Berwick-upon-Tweed. Lying just off the A68, it is ideal for a commuter with numerous other Borders towns in close proximity such as Hawick and Kelso. Edinburgh, meanwhile, is 50 miles north west and the nearest Border railway stop is 25 minutes away.

The town itself is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of independent shops, restaurants, cafes and leisure facilities. There are also two primary schools and a High School.

The property is situated in the centre of town on the north side of Canongate. The street leads up to Castle Gate and the High Street. There is plenty of free on-street parking outside the property.

DESCRIPTION

The subjects comprise a ground floor retail unit with rear yard area and stores forming part of a mid-terrace, stone built, C-listed three storey property.

The subjects benefit from a double window frontage and are currently used as a hardware store selling a vast range of products. The retail area is wide to the front of the shop but narrows as you progress to the rear. The yard area to the rear, formerly the town's blacksmith, can be accessed both internally and externally via a secure pend. It offers scope for development subject to obtaining the necessary planning permissions.

ACCOMMODATION

According to our recent measurement survey the subjects comprise the following approximate area:

54.9 sq m (591 sq ft) NIA

VIEWING AND FURTHER INFORMATION

By appointment through the joint selling agents:

Allied Surveyors Scotland plc
Iain W. Mercer | Tel. 0131 357 4455
iain.mercer@alliedsurveyorsscotland.com

TENANCY INFORMATION

The shop premises are currently let to Surayya Aslam t/a Jed Hardware on a three-year lease effective from 1st May 2012. We understand the lease is currently subsisting on a month-to-month basis at a passing rent of £3,640 per annum (£70 per week). A copy of the lease can be provided to parties who have conducted a viewing of the property.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £4,050. The uniform business rate for the current year is £0.484 pence in the pound.

For properties with a Rateable Value of £15,000 and under occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme, depending on individual circumstances.

PRICE

Our client is seeking offers of £70,000 for the heritable interest in the subjects.

SERVICES

The property has metered supplies of mains water and electricity. The building has a mains gas supply.

ENERGY PERFORMANCE CERTIFICATE

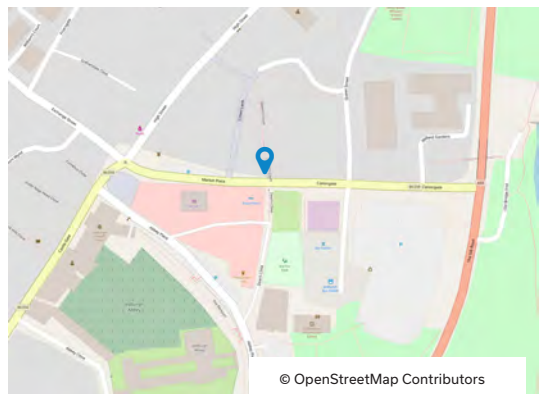
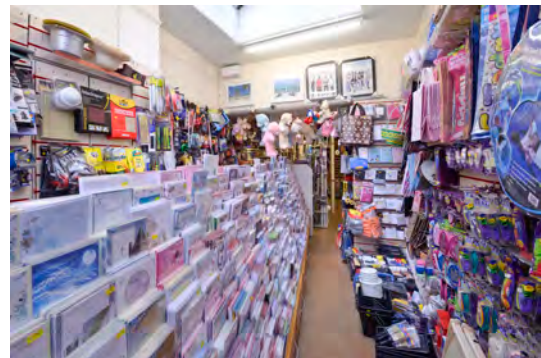
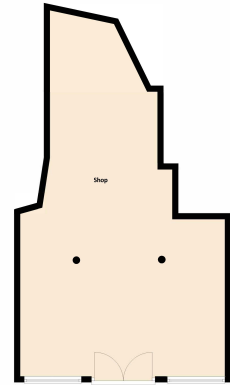
The Energy Performance Certificate is pending.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the purchaser liable for any LBTT or VAT applicable.

ENTRY

On completion of legal formalities.



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