

Jedburgh

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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36 High Street

Jedburgh, TD8 6DF

Guide Price £130,000



* £20,000 PRICE REDUCTION* Brought to the market is 36 High Street, a large, mixed-use retail/warehouse unit lying in an optimum position of Jedburgh High Street – a fantastic opportunity for a variety of businesses to open a new premises or to expand their current portfolio.



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INTERNAL

Shop /Show Room 82.81 sq m (891 sq ft)

Warehouse 252.48 sq m (2712 sq ft)

Further Storage Accommodation 46.77sq m (503 sq ft)

ACCESS

The unit can be accessed vi a centrally located double timber door leading to a further timber and glazed door with yale lock.

Access from the High Street and side access through the gated entrance leading to a single framed door.

PARKING

On street parking can be found around the premises, however private parking can be used through the gated side entrance.



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:

Brought to the market is 36 High Street, Jedburgh, a large, mixed-use retail/warehouse unit lying in an optimum position of the High Street – a fantastic opportunity for a variety of businesses to open a new premises or to expand their current portfolio. Benefitting from two large street-facing display windows, the front unit comprises of a retail style shop, which is arranged over the ground floor and is part of a larger three storey stone built traditional tenement style property. This area is laid out to provide the main shop which is well presented, benefitting from high ceilings as well as a bright and spacious working environment. To the rear is a warehouse style unit which is currently being used as an auction house and sports an abundance of natural daylight by way of three large single glazed metal framed windows as well as glazed double doors at the rear side. Proceeding through the warehouse, there is a further section of building that is currently used as additional ancillary storage accommodation as well as a WC facility. There is a further pedestrian entrance door to the rear of this section which leads out into a small external courtyard. Overall, 36 High Street would suit a number of different businesses and viewings come highly recommended

FIXTURES & FITTINGS:

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

SERVICES:

Mains electricity, water and drainage. There is a gas point in the rear yard, this is not yet connected to the internal premises but would be ready to connect if required.

EPC:

G

OFFERS:

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.

LOCAL AUTHORITY:

Scottish Borders Council

VIEWINGS:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh office on 01835 863202.



Interested in this property?
Call 01835 863202

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

Also At:
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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
Langholm, Tel 013873 80482
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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.