

**Hawick**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## The Royal British Legion,

57 High Street, Jedburgh, TD8 6DQ

**OIRO £125,000**



Extending over a generous 779 sqm, The British Legion, 57 High Street, Jedburgh poses a fantastic opportunity to commercial investors and developers alike. The beautifully constructed building is category B listed and is believed to date back to around 1818 and although the fabric of the unit is believed to be in need of an extensive overhaul, the premises themselves are breath-taking. Ideally suited to a variety of business uses as well as lending itself to potential residential development, 57 High Street has previously traded under the charitable British Legion for many years – offering member's use of the bars, function suites and all amenities.



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#### Trading Records:

As this premises is currently owned by a charitable organisation and has been utilised on a members-only basis, no trading records will be made available.

#### Rateable Value:

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have been entered into the valuation roll at £16,200 as of 1st April 2023. The uniform business rate for the current year is £0.49 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.



**Location:**

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.

**Accommodation:**

Ground Floor: entrance hall, accessible WC, lounge bar, store room, middle lobby with separate entrance from High Street, bar, glass washing area, snug bar, north lobby, ladies and gents WC's.

First Floor: south landing, ladies and gents WCs, band storage room, function suite with stage and two backstage areas, kitchen, bar, north facing landing and two bedroom self-contained caretakers flat.

Basement: Beer cellar and drinks store with separate access from Queen Street.

In addition to the internal accommodation, parking is available on street as well as within the integral garage, viewings are considered essential in order to fully appreciate.

**Fixtures and Fittings:**

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

**Services:**

Mains gas, electricity, water and drainage.

**EPC:**

TBC

**Viewings:**

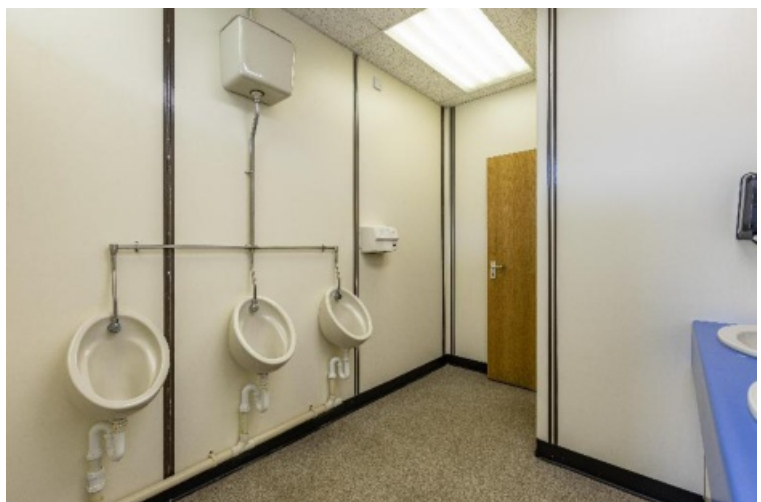
Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

**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.

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

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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.