



LEGAL
HASTIN & S



Jedburgh Chocolate House

23 High Street, Jedburgh, TD8 6AQ



Well Established Confectioner & Coffee House In Prime Position With Good Footfall And Parking. Excellent Opportunity As Retail Space With Great Shop Frontage.

Serving & Display Area, Retail/Coffee Shop Space, Rear Hall, Storage/Kitchen, Further Retail/Serving Space With W/C & External Door To Rear.



Enjoying a town central position, Jedburgh Chocolate House has long been established as a firm favourite with locals and visitors alike. With a prominent shop frontage, the window benefits excellent display space, ideal for a retail use and catching the footfall of the high street. The main serving and display area is bright and welcoming; with fitted counter and chilled display unit. There is ample space for further shelving and furnishings, or café style tables and chairs. A linking hall opens to further storage, currently fitted out with basic staffroom/kitchen equipment, and a second retail space. The back shop has been upgraded by the present owners and is currently a furniture restoration showroom, with its own rear exit and W/C, and has hosted successful pop-up shops in the past for independent crafter and traders.



The property is in excellent decorative condition and offers an exciting opportunity to take on a well-supported business with scope to develop further.

are included in the sale. Further furnishings and inventory of stock are available by separate negotiation. Trading figures will be made available at the owners discretion to enquirers in a position to progress following initial viewing.

LOCATION

The towns high street hosts a historic row of charming character stone-built properties lining the road to the Old Castle. The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, a swimming pool & fitness centre, Community & Arts Centre, two primary schools and local Grammar. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main East Coast railway line is 35 miles distant at Berwick upon Tweed. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and recently opened Borders railway is 25 minutes away.

VIEWING

Viewings strictly by appointment and available on request from the selling agents on 01750 724 160 -lines open until 10pm, 7 days a week.

ADDITIONAL INFORMATION

C Listed building with approx 65m² internal floor space. The Rateable Value is £5300 effective from 01-April-2017.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

SERVICES

Mains electricity and water. Chilled display unit, counter, chest freezer, till, two further glazed display units and fixed shelving

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.