

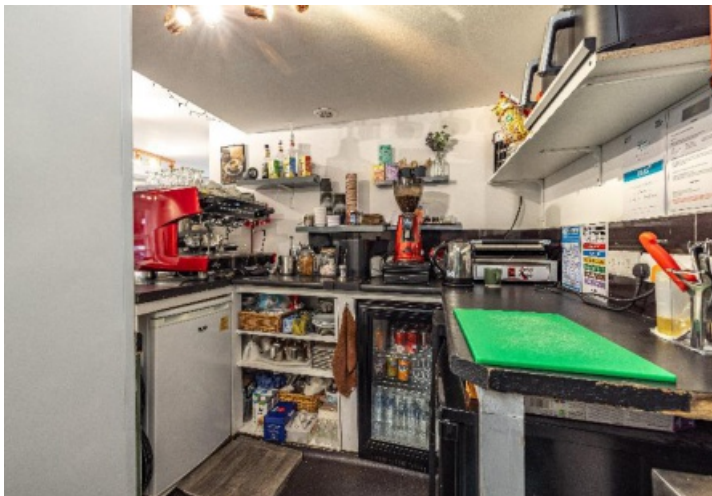
Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**Commercial Premise At 5 Abbey Place,
Jedburgh, TD8 6BE**



5 Abbey Place offers a fantastic opportunity to purchase a charming ground-floor retail unit located in a traditional building dating back to around 1800. Previously operating as a café (Class 3 use), this end-terraced property provides a modest, open-plan space of 327sqft, making it ideal for a variety of retail or hospitality ventures.

The unit features a large timber-framed display window at the front and a smaller window to the side, allowing for plenty of natural light. Although situated in a secondary location within the southern part of Jedburgh's town centre, it benefits from pedestrian traffic, especially during the tourist season when visitors flock to the nearby Jedburgh Abbey. While the property doesn't offer private parking, on-street parking is available directly outside, and unmetered parking is nearby.

This is a great opportunity for small businesses seeking a low-cost space with the potential to attract foot traffic, especially during the busy seasons. Whether you're looking to set up a café, retail shop, or another type of business, 5 Abbey Place offers the flexibility and potential you need whilst also falling below the rates threshold, improving affordability to occupiers.

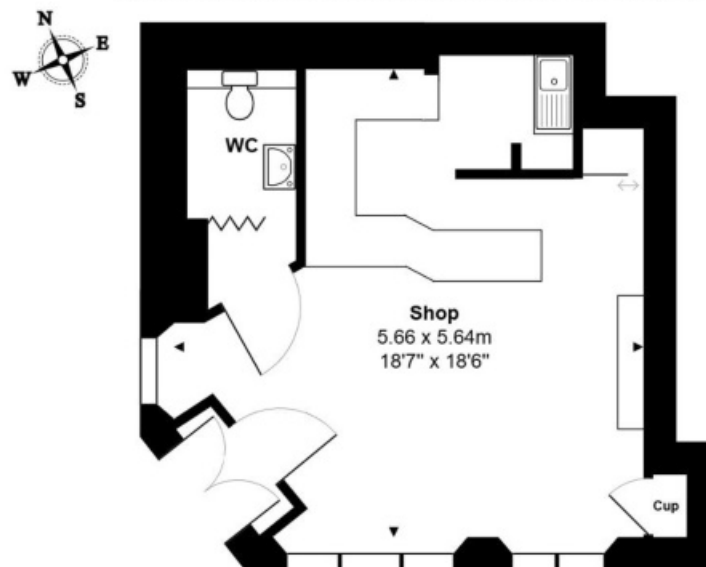
The property also represents a fantastic investment opportunity with potential for a strong rental yield. The current owner would consider leasing the property a suitable tenant was identified.

Rateable Value:

According to the Scottish Assessor's website (the subjects have a Rateable Value of £2,950 effective 1st April 2023. The uniform business rate for the current year is £0.498 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.

5 Abbey Place, Jedburgh, TD8 6BE

Approximate Gross Internal Floor Area: 30.4 m² ... 327 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Situation

Jedburgh, nestled along the A68, offers excellent connectivity to the main towns and employers of the region, with easy access to major routes north and south. The town is rich in history, home to attractions such as Jedburgh Abbey and Jedburgh Castle Jail, and provides a good range of shops, leisure facilities, and both primary and secondary schooling. Surrounded by the scenic landscapes typical of the Scottish Borders, Jedburgh blends historic charm with everyday convenience.

EPC

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Services

Mains electricity, water and drainage.

Fixtures and Fittings

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

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.

Interested in this property?
Hawick
Call 01450 372336

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Hawick, TD9 9BU
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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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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.