

# Offices/ Development Opportunity

1 Veitchs Close , Jedburgh, TD8 6AY

A flexible office space with residential development potential

FOR SALE: Offers Over £69,500

Edwin  
Thompson





## BRIEF RESUME

An attractive terraced which has been refurbished in relatively recent years. Most recently occupied as office accommodation and could be converted to residential given the necessary consents.

GIA 116 sqm (1,248 sqft)

## LOCATION

The subjects are situated in a quiet residential position accessed off Burn Wynd to the southwest of Jedburgh town centre.

Jedburgh is a traditional market town with a population of approximately 4,000. The town is steeped in history with a great many attractions including the Abbey, Jedburgh Jail and Museum and Mary Queen of Scots house. Accordingly, the area benefits from a significant level of seasonal tourist trade.

The settlement is situated to the south of the Scottish Borders close to Jed Water, a tributary to the River Teviot. The town is approximately 10 miles to the north of the border with England.

Exchange Street is a mixed-use area generally characterised by commercial uses at ground level with residential accommodation to upper levels to the eastern end predominately residential to the western end.

## DESCRIPTION

An attractive property which is of traditional stone construction.

It has timber framed sash and casement double glazed windows and timber panelled doors. Rainwater goods are of cast iron specification.

The building has most recently been occupied as office accommodation, but would appear to be a relatively straightforward conversion back to residential use subject to obtaining all necessary consents.

## AREAS

The subjects have been measured in accordance with the RICS Codes of Measuring Practice to a Gross Internal Area of approximately 116 sq m (1,248 sq ft).

*E & oe Measurements taken with a laser measure*

## ACCOMMODATION

The accommodation comprises:

Entrance hallway, WC, large office with smaller office off. Further office with smaller office off, corridor leading to WC and boiler room with a further three offices.

## EPC

EPC B22





### **WHAT3WORDS///**

Brass.tentacles.jugs

### **RATEABLE VALUE**

The Rateable Value effective from 01-April-2023 is £4,950.

The Small Business Rates Relief Scheme (SBRR) currently offers 100% rates relief for units of a Rateable Value of £12,000 or less based on the combined total of all the occupier business premises within Scotland (subject to application and eligibility).

### **SERIVCES**

Mains water, electricity and drainage are understood to be connected.

### **TENURE**

Presumed Absolute Ownership following the abolition of Feudal Tenure (Scotland) Act 2000. This should be confirmed by your Solicitor.

### **VALUE ADDED TAX**

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.

### **PLANNING USE CLASS**

Class 1A—Shops and financial, professional and other services. Permitted changes allow change of use to class 3 and 4 subject to the necessary consents.

### **VIEWING**

By appointment with the sole agents.

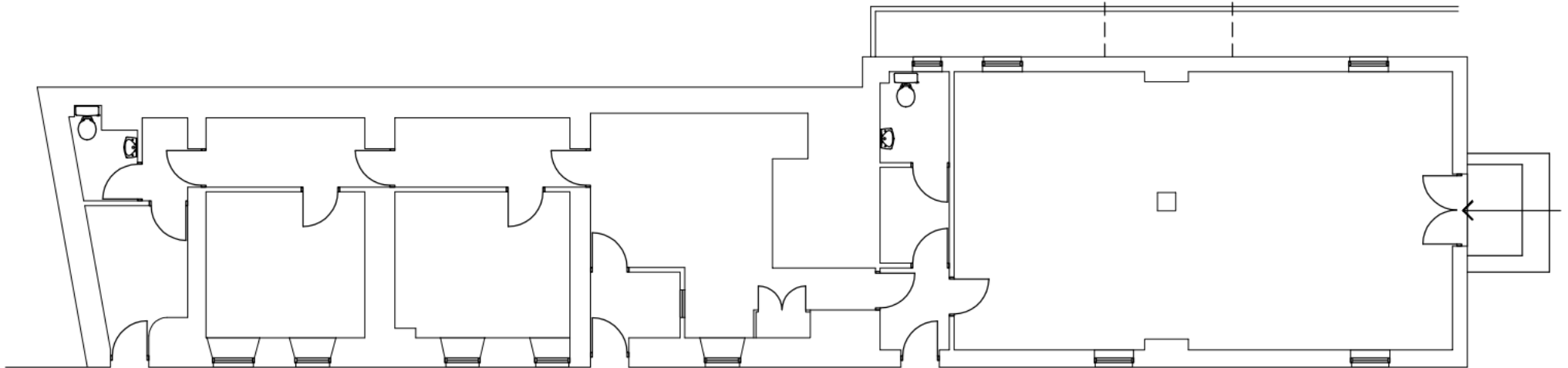
Edwin Thompson Chartered Surveyors  
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Tel: 01896 751 300

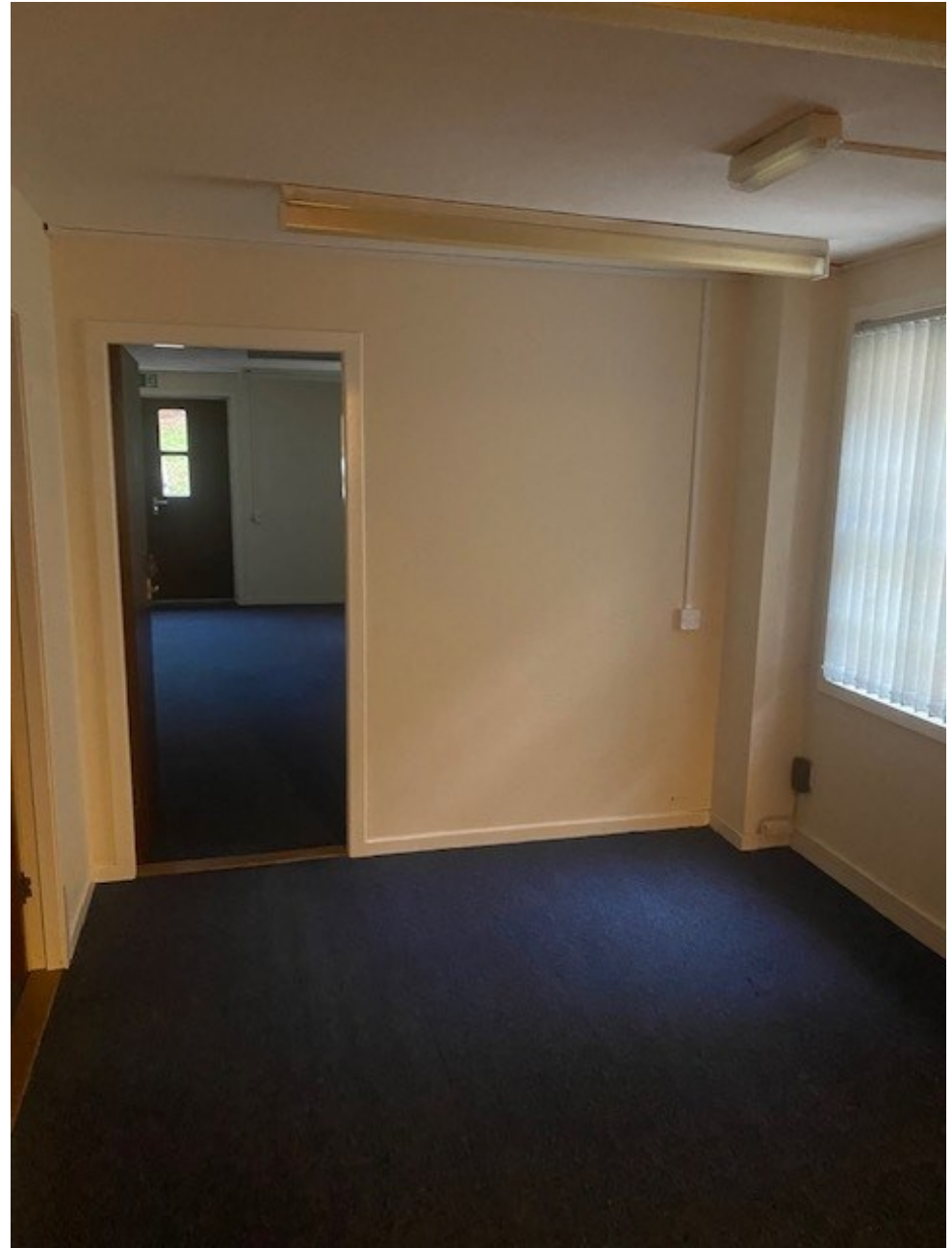
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5. These particulars were prepared in March 2023

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# 1 Veitchs Close

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