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TOLLHOUSE, 105 BONGATE, JEDBURGH, TD8 6DU
CENTRALLY LOCATED COMMERCIAL PREMISES

EPC UPON REQUEST
£250 PER WEEK
MAY SELL - OFFERS OVER £60,000

TOLLHOUSE, 105 BONGATE, JEDBURGH, TD8 6DU

TO LET £250 PER WEEK OR FOR SALE OFFERS OVER £60,000



The property forms a single storey commercial unit well placed for passing trade just off the main A68 road into Jedburgh. Could be used for a variety of purposes such as retail, office or workshop.

The premises comprise a commercial unit on the Bongate with four large windows overlooking the front. There is a front shop/office with steps leading down to a workshop/store and a WC. There is also a door out to the rear offering access out to the back. The property has electric storage heating.

Jedburgh is wonderful town steeped in a sense of history and tradition and well located on the A68, Jedburgh is ideally situated within close proximity to some of the other larger border towns and has road links to both the North and South. Within the town itself, there is an abundance of local shops and attractions such as the Jedburgh Abbey and Castle Jail and many day to day shopping and school facilities are available with the new combined primary and secondary school. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway line only a 20-minute drive away.

The property extends to approx. 64.70sq m

EPC:G

RATEABLE VALUE: £3500. The premises may benefit from 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties.

FIXTURES AND FITTINGS:The sale shall floor coverings.

SERVICES:Mains water, drains and electricity.

VIEWING:By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested

purchasers should satisfy themselves with regard to these matters.

INTERNET WEBSITES: All our properties can be viewed as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

