

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**To Let - Commercial Premises
19 High Street, Jedburgh, TD8 6AQ**

Description

Occupying a prime, highly visible position in the heart of the Royal Burgh, 19 High Street presents an excellent opportunity for businesses seeking a well-located and versatile Class 1A commercial unit.

Extending to approximately 53.5 sq.m, the premises comprise a bright front shop area with double display windows, a rear workspace and a WC, offering a practical layout suited to a wide range of uses. Previously home to a travel agency, the unit lends itself well to retail, office, consultancy or other customer-facing operations.

Presented in move-in condition, the space provides an adaptable blank canvas for incoming tenants, with flexible lease terms available to support a smooth transition.

Positioned on one of Jedburgh's busiest thoroughfares, the property benefits from strong footfall, excellent visibility and immediate access to local amenities, making it an appealing choice for businesses looking to establish or expand their presence in the town centre.

Viewings

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

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Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £4,300.

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.

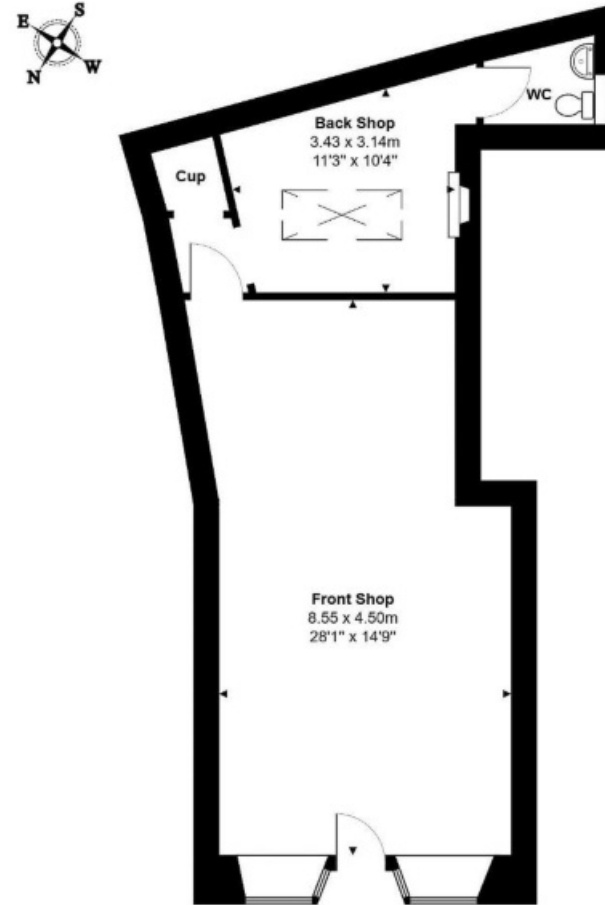
Entry Date & Lease Information

The rental is set at £500.00 per calendar month (£6,000 per annum), with flexible lease terms available. Entry is available immediately, and viewings are strongly encouraged to fully appreciate the potential of the space.

The lease offered will be on a Full Repairing and Insuring (FRI) basis, with the formal lease documentation to be drafted once specific terms have been agreed between the landlord and the prospective tenant.

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Approximate Gross Internal Floor Area: 53.5 m² ... 576 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.

PROPHOTO
COMPANY

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.