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12 CANONGATE, JEDBURGH, TD8 6AJ
CLASS 3 COMMERCIAL PREMISES TO LET (RESTAURANT/CAFE)

EPC UPON REQUEST
TO LET £350 PER WEEK

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The property forms a split level commercial unit well placed for passing trade in the bustling town centre of Jedburgh. The property was most recently run as an Italian restaurant and is full class 3 restaurant, caf  or takeaway. There is a well proportioned kitchen situated to the back.

The front shop is well presented and offers ample space for tables and chairs and a small bar if so desired. There is access from here to both ladies and gents WCs. Steps lead up to a raised dining area with door to the side and a door leads through to the large commercial kitchen.

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. 102sqm

EPC: Upon Request

RATEABLE VALUE: £8100. 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 and table and chairs within the premises.

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.

