

For sale

38 High Street, Jedburgh, TD8 6DQ

For further information
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SVA Property Auctions

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Location

The property is located in the small town of Jedburgh which lies in the heart of the Scottish Borders. The town has a population of approximately 4,100 people and is situated circa 40 miles south-east of Edinburgh, and circa 55 miles south east of Newcastle. Jedburgh is accessed by road via the A68 which dissects the town.

More specifically, the property is situated in the heart of Jedburgh towards the north of the High Street (within the Jedburgh Conservation Area), which is home to several shops, predominantly occupied by local traders, as well as a Bank of Scotland branch.

Description

The property occupies a corner plot comprises the ground floor of a traditional, three storey, Grade C Listed building of cream sandstone construction and sits under a pitched, slate clad roof. The upper floors are accessed via a separate entrance and are in commercial use.

The property provides an open plan area to front, ancillary office space, meeting rooms,, male and female toilets, tea prep area and a strong room.

The building's specification generally includes painted plaster ceilings with suspended fluorescent strip lighting with diffusers, a mix of

painted plaster and wood panelling to walls, and carpet floor coverings. Heating is supplied via a mix of modern and cast iron wall mounted, gas fired radiators. Power is provided via wall sockets.

Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Floor	SQ M	SQ FT
Ground	111.52	1,200

Guide Price & Tenure

Offers over £65,000 are sought for our client's heritable interest in the site.

Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to the appropriate planning authority.

Rates

We understand that the property is assessed as follows:

Rateable Value: £9,600

UBR (2018/2019): 48p

Rates Payable: £4,608 per annum

Legal Costs

Each party will bear their own legal costs involved in this transaction.

EPC

The property has an EPC rating of 'D'. The full energy performance certificate is available upon request.

VAT

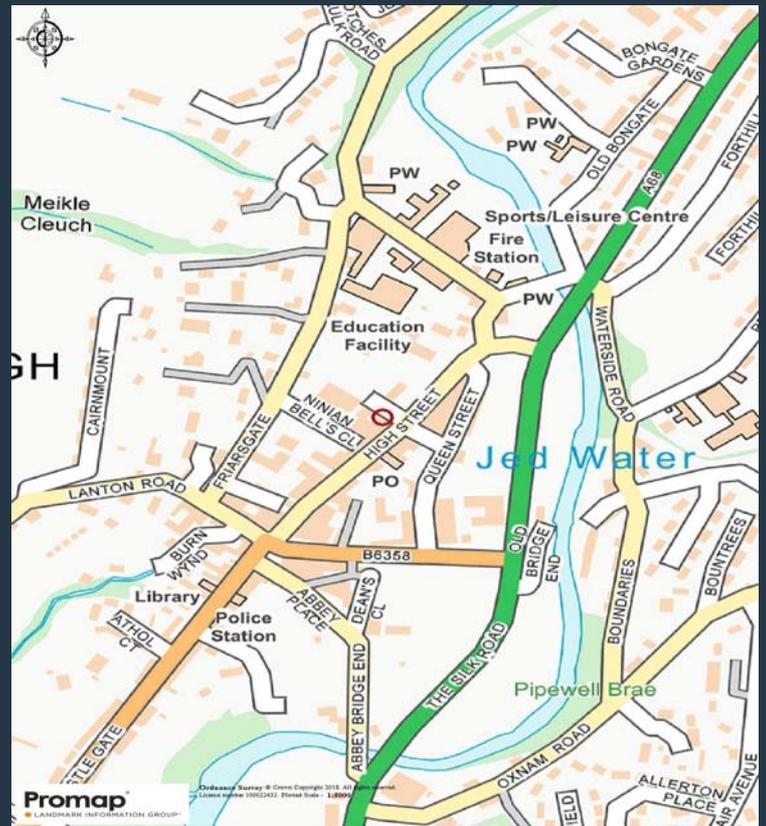
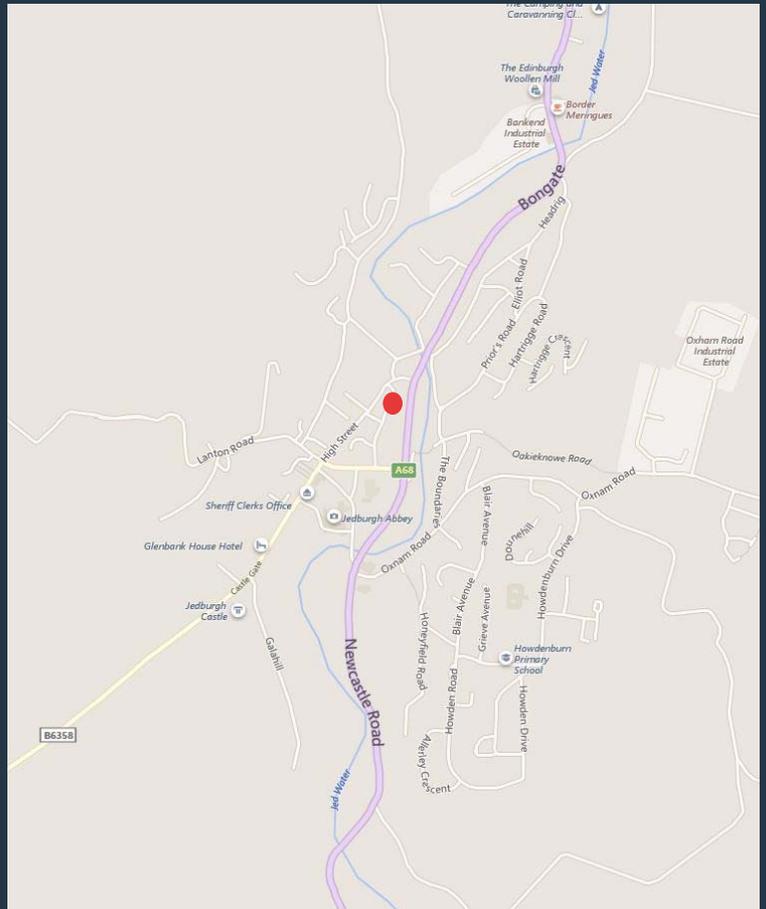
We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.

Sales Process

The property will be sold at the SVA Property Auction to be held on **Wednesday 19th September 2018 at the Trades Hall, 85 Glassford Street, Glasgow at 14:00.**

A 10% deposit on all successful bids must be paid by cheque or Banker's Draft (payable to SVA Property Auctions Ltd).

Prospective purchasers should register in writing to the joint auctioneers to be kept updated of viewing times and any last minute changes in information relating to this property – the particulars contained in this brochure were prepared during August 2018.



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