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SCOTLAND**



FOR SALE JEDBURGH CHOCOLATE HOUSE OFFERS AROUND £85,000

23 High Street, Jedburgh, Scottish Borders, TD8 6AQ

- ✔ Well established confectioner and coffee house
- ✔ Popular market town with strong tourist trade and passing trade from the A68
- ✔ Excellent opportunity as retail space with great shop frontage
- ✔ Extends to approximately 65 sq m (699.65 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The historical market town of Jedburgh lies 10 miles north of the border with England, 35 miles east of Berwick-upon-Tweed and 50 miles south-east of Edinburgh. Lying just off the A68, it benefits from an abundance of passing trade and is a hugely popular tourist destination, with a range of attractions including the town's 12th century Abbey.

The town itself is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of independent shops, restaurants, cafes and leisure facilities. There are also two primary schools and a High School.

The town's High Street hosts a historic row of charming character stone-built properties lining the road to the Old Castle.

DESCRIPTION

Enjoying a town central position, Jedburgh Chocolate House has long been established as a firm favourite with locals and visitors alike. With a prominent shop frontage, the window benefits excellent display space, ideal for a retail use and catching the footfall of the high street. The main serving and display area is bright and welcoming; with fitted counter and chilled display unit. There is ample space for further shelving and furnishings, or café style tables and chairs.

A linking hall opens to further storage, currently fitted out with basic staffroom/ kitchen equipment, and a second retail space. The back shop has been upgraded by the present owners and is currently a furniture restoration showroom, with its own rear exit and WC, and has hosted successful pop-up shops in the past for independent crafter and traders.

The property is in excellent decorative condition and offers an exciting opportunity to take on a well-supported business with scope to develop further.

ACCOMMODATION

According to our recent measurement survey the subjects comprise the following approximate net internal area:

65 sq m (699.65 sq ft)

PRICE

Our client is seeking offers of around £85,000 to include the freehold of the property and business goodwill. Fixtures and fittings include a chilled display unit, counter, chest freezer, till, two further glazed display units and fixed shelving. Further furnishings and inventory of stock are available by separate negotiation.

TRADING INFORMATION

Financial records can be provided to parties who have noted a serious interest and carried out a viewing of the premises.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5,300. The uniform business rate for the current year is £0.484 pence in the pound. For properties with a Rateable Value of £15,000 and under occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme, depending on individual circumstances.

SERVICES

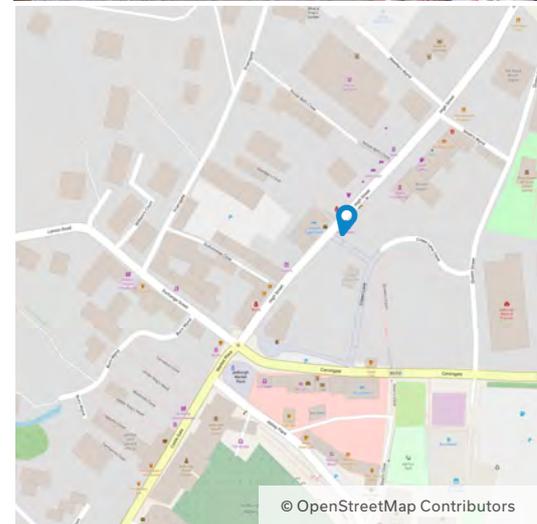
The property has metered supplies of mains water and electricity.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the purchaser liable for an LBTT or VAT applicable.

ENTRY

On completion of legal formalities.



VIEWING AND FURTHER INFORMATION

By appointment through the joint selling agents:

Allied Surveyors Scotland plc
Iain W. Mercer | Tel. 0131 357 4455
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