

TO LET



Storage Premises Unit 7 Bongate Stores, Jedburgh TD8 6DU



Storage Premises

Annual Rent (in the region of)
£3,750 (excluding VAT)



Viewing/Further Details:

Please contact
Estate Management

Tel: 01835 825122 or email estatemangement@scotborders.gov.uk

These particulars do not form any part of any contract and are prepared for guidance only.

Location

The property is situated in Jedburgh, a historic market town in the Scottish Borders, approximately 10 miles south of Kelso and 12 miles north of Hawick. Jedburgh benefits from excellent road connectivity via the A68 trunk road, providing direct access to Edinburgh (approximately 50 miles to the north) and Newcastle upon Tyne (approximately 60 miles to the south).

The town offers a range of local amenities including shops, cafés, and services, and is well positioned for businesses seeking a strategic location within the Borders region. The surrounding area is predominantly commercial and light industrial, making it ideal for various storage uses.

Description

Located at Bongate Stores in Jedburgh, this storage unit offers approximately 101 m² (1,090 ft²) of flexible space across two floors, ideal for Class 6 storage use. The property benefits from a shared courtyard for loading, unloading, and parking, along with mains electricity supply. Conveniently positioned near Jedburgh town centre and the A68 trunk road, it provides excellent access to both local amenities and major routes to Edinburgh and Newcastle.

Services

This property is service by 3 phase mains electricity.

Accommodation

Ground floor gross internal area: 56.2m² (604.9ft²)

First floor gross internal area: 45.1m² (485.5ft²)

Rent

Annual rent (in the region of): £3,750 (excluding VAT)

Rateable Value

The current rateable value of these premises is £2,950 (with effect from 1 April 2023)

Properties below the value of £12,000 may qualify for 100% rates relief under the Small Business Bonus Scheme. Further details of this can be found at www.mygov.scot/business-rates-relief/

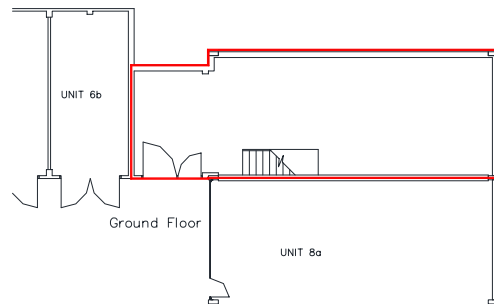
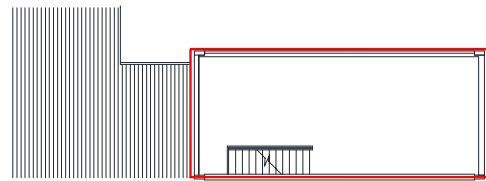
Planning

Currently Class 6 Storage as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Energy Performance Certificate

Building energy performance rating: E

Location/Floor plans



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