

Commercial

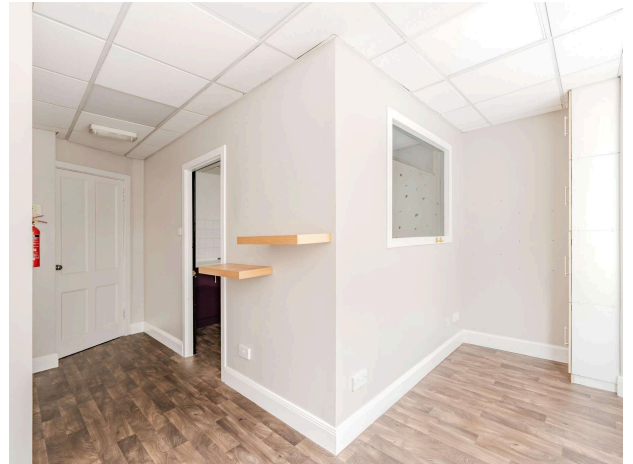
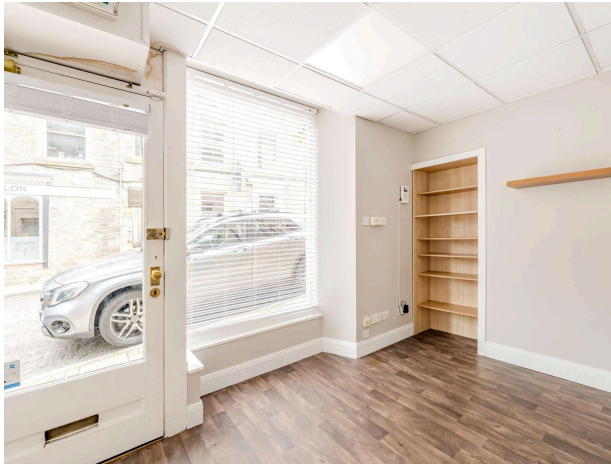


13 Exchange Street Offers Around £65,000

Jedburgh, TD8 6BH



Situated Just Off The Bustling High Street In The Historic Borders Town Of Jedburgh, Exchange Street Enjoys An Accessible Yet Discreet Trading Position. The Town Benefits From A Steady Mix Of Local Custom And Year-round Visitor Footfall, Supported By A Range Of Independent Retailers, Cafes And Well Established Tourist Attractions. The Property Also Benefits From Excellent Accessibility, With Ample Unrestricted On-street Parking Available Nearby, Together With Convenient Road Links Throughout The Scottish Borders And Beyond.



13 EXCHANGE STREET

Previously trading successfully as a beauty studio, this attractive commercial unit offers bright, well-presented accommodation suitable for a variety of business uses, subject to any necessary consents. The flexible layout comprises three principal areas, beginning with a welcoming reception and waiting area featuring a glazed entrance door and full-height display windows which provide excellent levels of natural light and an attractive frontage. Internally, the accommodation is divided to create two private treatment or consulting rooms, each benefiting from natural daylight, electric panel heating and fitted plumbing with water supply and drainage, making the premises readily adaptable for a range of professional, health, beauty, office or consultancy uses. A conveniently located cloakroom with WC is situated to the rear of the property. The premises are presented in fresh decorative order throughout and offer an excellent opportunity for owner-occupiers, investors or those seeking to establish or relocate a business within a thriving Borders market town.

LOCATION

Jedburgh is a picturesque and historic Borders town set amid rolling countryside and defined by its dramatic skyline, dominated by the magnificent Jedburgh Abbey. One of the region's most characterful towns, Jedburgh offers a strong sense of heritage alongside a relaxed lifestyle, making it an appealing choice for homebuyers seeking charm, community, and accessibility. • Amenities: Jedburgh's town centre features a traditional high street with a mix of independent shops, cafés, local services, and everyday conveniences. The town benefits from supermarkets, leisure facilities, and healthcare provision, while its rich history underpins a healthy visitor economy. Key attractions include the impressive ruins of Jedburgh Abbey, Mary Queen of Scots' House, and the surrounding historic streetscape. • Schooling: Jedburgh is well served educationally, with state-of-the-art intergenerational schooling campus from Nursery to Secondary, providing comprehensive education and modern facilities for families in the area. • Population: Jedburgh supports a close-knit and welcoming community of around 4,000 residents. The town enjoys an active calendar of events, clubs, and sporting opportunities, reflecting a strong sense of local

identity and community engagement. • Transport Connections: Jedburgh benefits from good road links to other Borders towns and onward routes to Edinburgh and Newcastle. Rail services are accessible via nearby Tweedbank station. The surrounding countryside offers excellent opportunities for walking, cycling, and outdoor pursuits, with the Jed Water and wider Borders landscape adding to the town's lifestyle appeal.

HIGHLIGHTS

- Central position – discreetly just off the main high street
- Excellent levels of footfall
- Good window frontage
- Successful history as a treatment room
- Potential for change of use for other business ventures

SERVICES

Mains water, electricity and drainage

RATEABLE VALUE

Current rateable value £2950 per annum eligible for 100% relief through the small business rates relief scheme. Class 1a business use.

VIEWING

To register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays. The premises is available for sale – lease terms may be considered.

MARKETING POLICY

Offers over £65,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.