

## FOR SALE

BANK HOUSE, 40 HIGH STREET,  
JEDBURGH, TD8 6DQ

- OFFICE WITH SHORT TERM INCOME
- PROMINENT TRADITIONAL STONE BUILDING WITH DEVELOPMENT POTENTIAL
- 2,447 SQ FT (NIA)
- OFFERS OVER £125,000 EXCLUSIVE

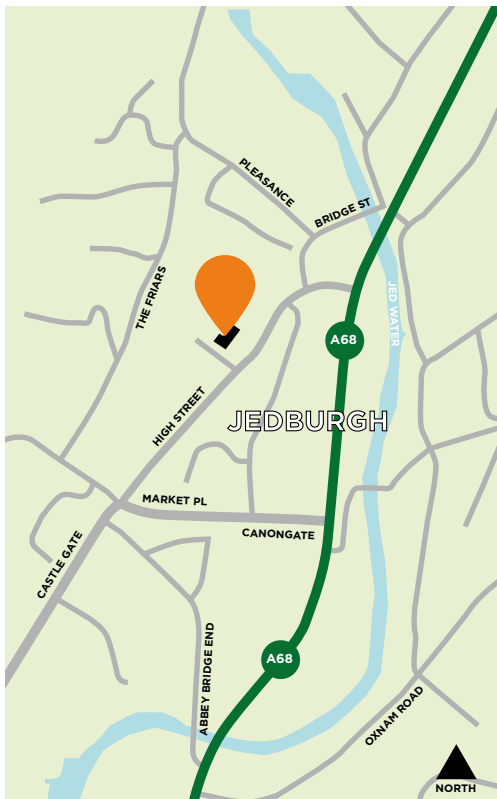
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# LOCATION

Jedburgh is one of the larger towns in the Borders and is situated 10 miles North of the border with England. Jedburgh is situated just off the A68 and sits approximately 48 miles south of Edinburgh and 35 miles south east of Berwick upon Tweed. The town has a population of approximately 4,100 with the wider district home to approximately 9,000 people.

The property is situated in a prominent position on the North side of Jedburgh High Street. Surrounding occupiers are a mix of local covenants and national retailers including Co-op, and banking hub.



## DESCRIPTION

Bank House comprises part of a B Listed traditional stone villa built in circa 1760. The property has been utilised as an office for more than 25 years, however, would be suitable for a variety of uses including residential (subject to the required statutory consents).

The property is arranged over part basement, part ground, first and second floors and benefits from traditional features including sash & case windows and central staircase. The adjoining property interconnects the subjects on the basement and ground floors.

The property further benefits from 8 car parking spaces.



## HISTORY

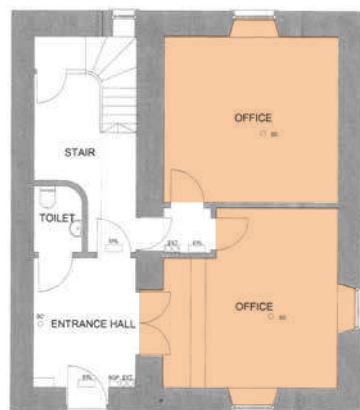
Bank House was built in circa 1760 by Robert Shortreed, the then Sheriff Substitute of Roxburghshire. Shortreed was a lifelong friend of Sir Walter Scott and they first met when they were called to the Scottish Bar in 1792. It is believed Shortreed accompanied Scott on his many visits into Liddesdale and Scott was a frequent visitor to Bank House. A plaque in the car park highlights the "Louping Stane", a large boulder used by Scott and Shortreed to mount their horses before embarking on their travels.

In 1832 the British Linen Company bought the property from Shortreed's estate. The British Linen Co. later became the British Linen Bank which in turn was taken over by the Bank of Scotland. The Banks branch next door to the property was built in circa 1840 when the columns were added to the front of the original building.

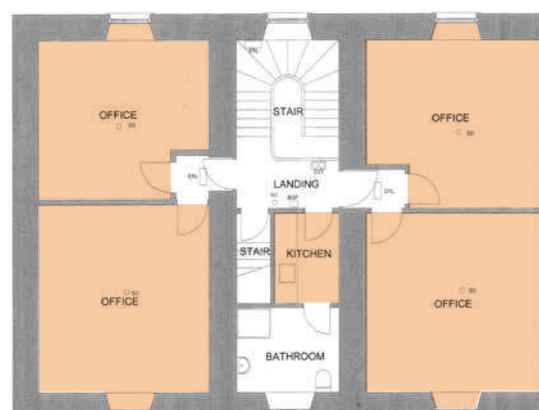
Latterly the Bank of Scotland used the building as their manager's house until it was converted to an office in the 1990's.



Basement



Ground



First



Second

KEY

NIA

## ACCOMMODATION

The Net Internal Area (as measured in accordance with the RICS Code of Measuring Practice) of the property extends as follows:

	SQ M	SQ FT
Basement	37.31	402
Ground Floor	44.12	475
First Floor	89.25	961
Second Floor	56.68	610
<b>TOTAL</b>	<b>227.36</b>	<b>2,447</b>

## TENANCY

**Tenant:** Tilhill Forestry Limited (Company Number: 3242286)

**Lease Start:** 1998

**Lease Expiry:** 8th February 2026

**Passing Rent:** £17,000 per annum

**Repair:** Full Repairing and Insuring lease (fair wear and tear excepted) subject to a schedule of condition

**Tenant Covenant:** Tilhill Forestry Limited are a forestry and timber harvesting company, with an Experian Credit Check Report score of 100/100 -Very Low Risk.









## PRICING

Offers are sought in excess of £125,000 exclusive of VAT for our client's Heritable Interest.

## VAT

The exemption to VAT has been waived, however it is anticipated that any sale will be treated by way of a Transfer of a Going Concern (TOGC).

## TENURE

Heritable (Scottish equivalent to English freehold).

## EPC

The property has an EPC rating of C.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the purchaser liable for any registration dues, LBTT and VAT incurred.

## RATEABLE VALUE

The rateable value of the subjects is £11,700 (effective April 2023). Interested parties are advised to make their own enquiries to the Scottish Borders Assessor.

## ANTI-MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

## FURTHER INFORMATION

Interested parties are advised to note interest with the selling agents. Viewings are by appointment only.

For additional information please contact:

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# Galbraith

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