

# DM HALL

## For Sale

Former Library/  
Development  
Opportunity

The Old Jedburgh  
Library  
15 Castlegate  
Jedburgh  
TD8 6AS

220.87 SQ M  
2,377 SQ FT



# Property Details

- Well-proportioned commercial unit suitable for a range of uses (subject to planning).
- Historic building funded by well-known philanthropist Andrew Carnegie
- In close proximity to historic attractions such as Jedburgh Abbey
- Offers over £140,000 (not currently opted to tax)

## LOCATION:

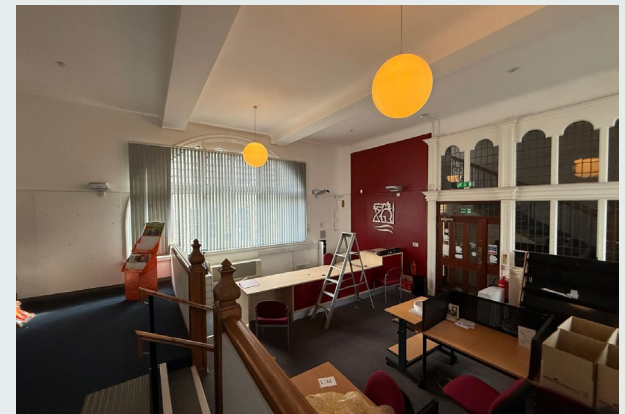
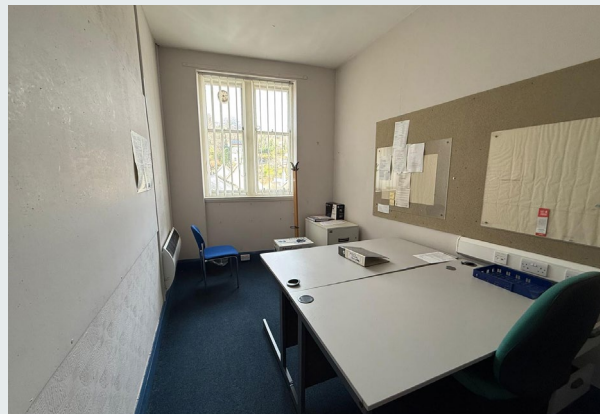
Jedburgh is an attractive Borders town, located approximately 10 miles north of the English border and around 50 miles south of Edinburgh. It benefits from good connectivity via the A68, which runs directly through the town, providing access north towards Edinburgh and south into England. The subjects are prominently situated in the heart of Jedburgh town centre, occupying a position on Castlegate, a key thoroughfare within the town.

The surrounding area comprises of properties in a combination of commercial and residential uses. Nearby occupiers include a range of local independent retailers, cafés, and public buildings, contributing to the town's community feel. The property is a short walk from the historic Jedburgh Abbey and other key attractions, benefiting from both local footfall and seasonal tourist trade.

Public parking is available nearby, and the area is well-served by local bus routes, offering good connectivity to nearby towns including Kelso, Hawick and Galashiels.

## DESCRIPTION:

The subjects comprise Grade B listed former library of traditional stone construction, under a pitched, slate roof.



Internally the premises is configured with a ornate timber vestibule, primarily open plan ground floor and a first floor arranged with a large meeting room, two offices, kitchenette and a W.C compartment.

The building retains several original period features and offers significant potential for redevelopment or conversion, including residential, commercial, or community-based uses, subject to planning permission.

#### ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Basis and is as follows:

FLOOR	SQ M	SQ FT
Ground	139.58	1,502
First	81.29	875
<b>Total</b>	<b>220.87</b>	<b>2,377</b>

#### SERVICES:

We understand the subjects benefit from gas, electric, water and mains drainage.

#### SALE TERMS:

Our client is seeking offers over £140,000 (exclusive of VAT) for the outright purchase of their heritable interest (Scottish equivalent of English freehold).

#### ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

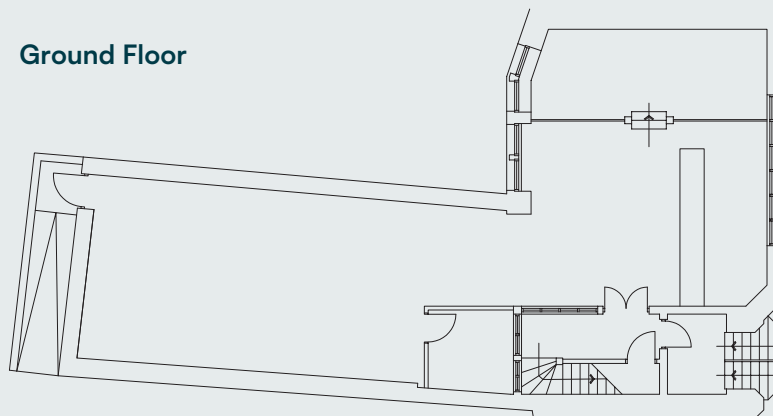
#### NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,500 per annum.

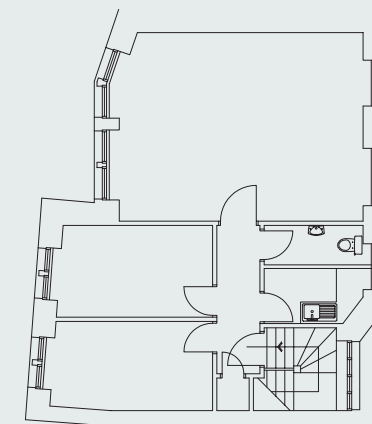
It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



Ground Floor



First Floor



# Property Details

## OFFERS:

Offers should be submitted in Scottish Legal Form to:

Chief Legal Officer, Scottish Borders Council,  
Council Headquarters, Newtown St Boswells,  
Melrose, TD6 0SA

All offers should include: -

- The identity of the purchaser
- Price offered
- Clear details of any conditions attached to the offer
- Indicative plans with proposed uses and a statement on design and finishes proposed
- Proposed timescale for conclusion of missives, completion and payment
- Proposed timescales for completion of development

## ASSESSMENT OF BIDS:

In evaluating bids, the Council will require to comply with Section 74 of the Local Government(s) Act 1973. While the Council is not bound to accept the highest bid, it may be that the Council will require to exercise its powers under the Disposal of Land by Local Authorities (Scotland) Regulations 2010 to accept a lower bid. The Council reserves the right to sell privately and shall not be bound to accept the highest or indeed any offer.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

All prices quoted are exclusive of VAT, which is not chargeable.

**DM HALL**



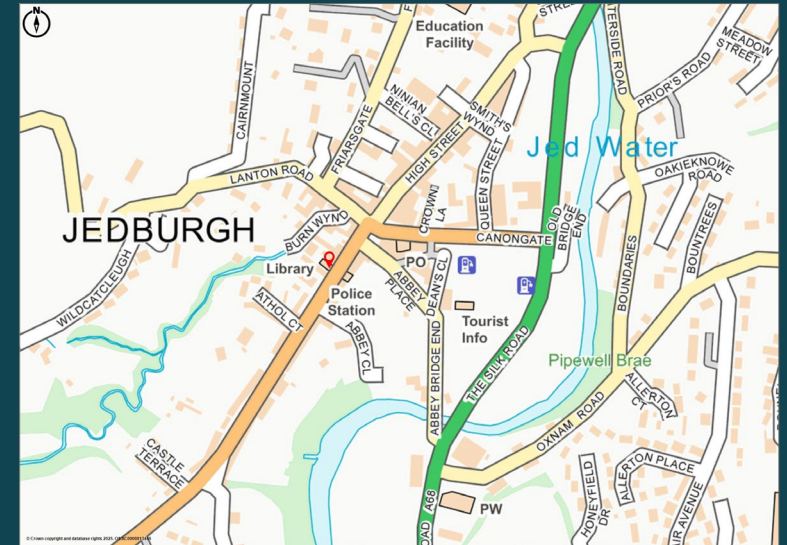
Regulated by  
**RICS**

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents.

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

Harry Pattullo MSc

**DM Hall Commercial**  
**4 Green Street,**  
**Galashiels TD1 3EA**

01896 752009

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors