



# TO LET – RETAIL UNIT

Penicuik, Unit 5A Penicuik Shopping Centre



- WELL CONFIGURED RETAIL UNIT
- FREE CUSTOMER PARKING
- ATTRACTIVE TERMS AVAILABLE

## LOCATION

Penicuik is located approximately 4 miles south of the Edinburgh City Bypass and some 10 miles south of Edinburgh City Centre. It has a resident population of approximately 17,000 persons.

The premises are located on the pedestrianised John Street, in the commercial heart of the town. Neighbouring occupiers include **B&M**, **Farmfoods**, **Greggs** and **Rowland’s Pharmacy**.

## DESCRIPTION

The premises comprise a retail unit, configured over ground and first floors, benefitting from a fully glazed frontage, extending to the following net internal areas:-

## ACCOMMODATION

Ground Floor	63.12 sq m	680 sq ft
First Floor	54.76 sq m	589 sq ft
<b>Total</b>	<b>117.88 sq m</b>	<b>1,269 sq ft</b>

## USE

Class 1 (Retail).

## TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

## RENT

Rental offers in excess of **£14,500 per annum** are invited.

## RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop will be: -

2017/18 Rateable Value	£11,500
2017/18 Commercial Rate Poundage	£0.466
(exclusive of water and sewerage rates)	

## EPC

A copy of the EPC will be made available as required.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

## VAT

All figures are quoted exclusive of VAT.

## VIEWING

Strictly by appointment via the sole agents:-

## Reith Lambert

**Richard Ford**

0141 225 5710

richard@reithlambert.co.uk

**David Thorburn**

0141 225 5711

david@reithlambert.co.uk

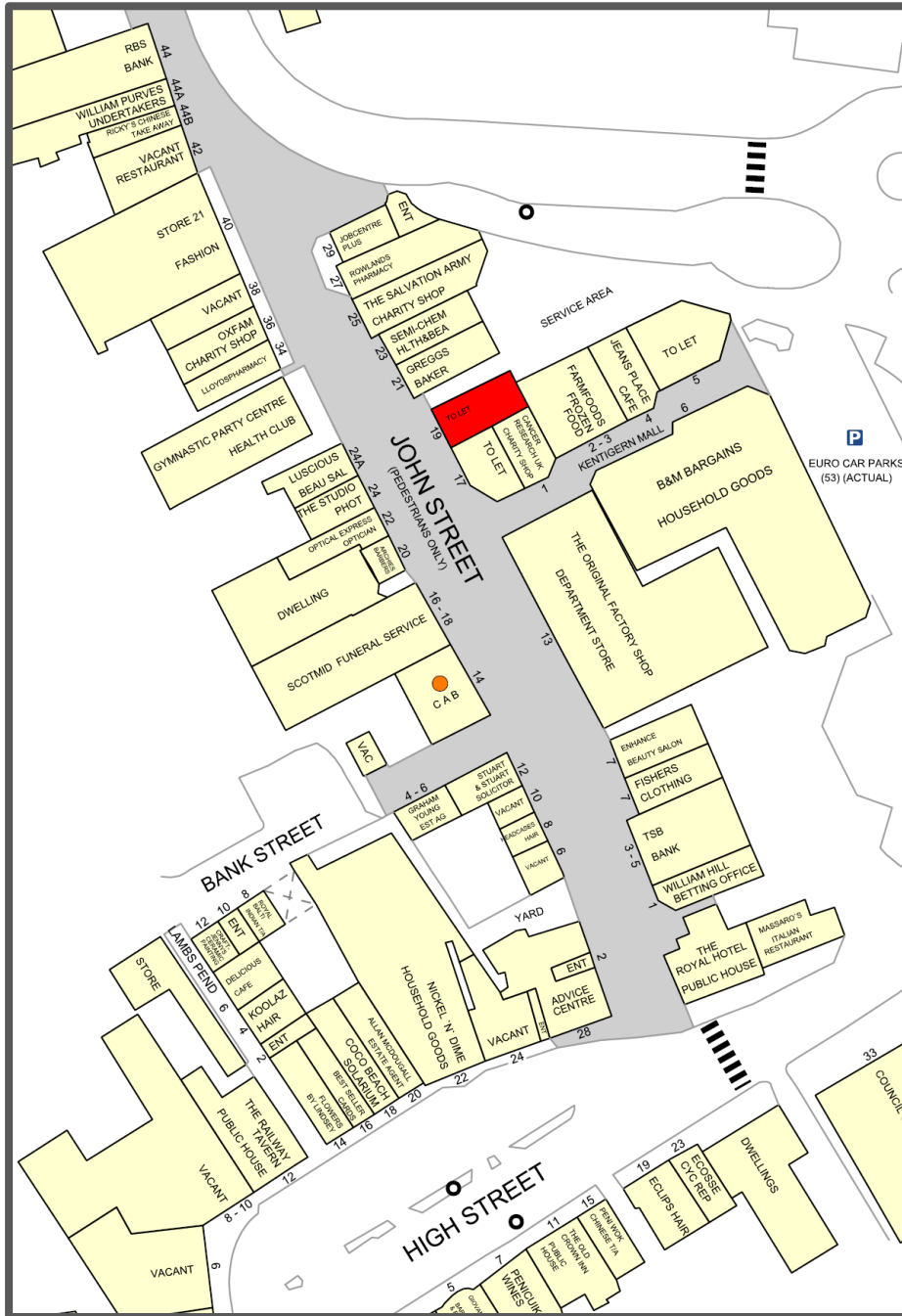




# TO LET – RETAIL UNIT

Penicuik, Unit 5A Penicuik Shopping Centre

**Reith  
Lambert**  
Commercial Property Advisers



Not to scale.  
Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.  
© Crown Copyright and Experian Copyright. All rights reserved. Licence Number PU 100017316

Writings (Scotland) Act: This document does not and shall not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation. Misrepresentations Act: Reith Lambert Ltd for themselves and the vendors or lessors of this property whose agents they give notice that; (i) the particulars are set out as a general guidance for intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) descriptions, dimensions, reference to condition and necessary permissions for use and occupations and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations 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 Reith Lambert Ltd has any authority to make or give any representation of warranty whatever in relation to this property; (iv) unless otherwise stated all prices, rents and premiums etc are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. These particulars have been prepared as at February 2017.

