

UNIT 5B PENICUIK SHOPPING CENTRE

PENICUIK EH26 8HN

bargain buys

big brands, big discounts

OPENED AUTUMN 2019

**POTENTIALLY
ELIGIBLE
FOR 100%
RATES RELIEF**

TO LET

**PRIME
RETAIL UNIT
WITH ADJACENT
PARKING**

ON THE INSTRUCTIONS OF

LCP

UNIT 5B PENICUIK SHOPPING CENTRE

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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 local 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 Bargain Buys, Farmfoods, Greggs and Rowlands Pharmacy.



ACCOMMODATION

The premises comprise a ground floor and first floor retail unit, benefiting from a fully glazed frontage extending to the following net internal areas:

Ground Floor	69.83 sq m	752 sq ft
First Floor	61.19 sq m	659 sq ft
Total	131.02 sq m	1,411 sq ft

USE

Class 1 (Retail) or Class 2 (Financial/Professional Services).

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 £15,500 per annum are invited.

SERVICE CHARGE

The current on account service charge for this unit is £1,733 per annum.

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RATES

We are verbally informed by the Local Authority that the 2019/20 Rateable Value of the shop will be:

Rateable Value	£12,500
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.49

Rates Payable	£6,125
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Subject to circumstances, the incoming tenant may be eligible for small business rates relief albeit independent enquires should be sought with the local assessor in this regard.

EPC

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

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

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

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:



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