

# UNIT 5B PENICUIK SHOPPING CENTRE

**PENICUIK EH26 8HN** 

## **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:

Total	131.02 sq m	1,411 sq ft
First Floor	61.19 sg m	659 sg ft
Ground Floor	69.83 sq m	752 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 £0.49
(exclusive of water and sewerage rates)

Rates Payable £6,125

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:



Isla Monteith isla.monteith@savills.com 0131 247 3746

Charlie Hall charlie.hall@savills.com 0131 247 3705

## Reith \(\bar{\}\) Lambert

**Commercial Property Advisors** 

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