

PENICUIK SHOPPING CENTRE

PENICUIK EH26 8LE

RETAIL/LEISURE OPPORTUNITIES AVAILABLE

AVERAGE RATES REDUCTION OF 20% FROM APRIL 2023

- Scheme anchored by **bm**
- Penicuik's prime retail pitch
- 96 car parking spaces
- Excellent public transport links



JOIN OUR LINEUP:

Vaporized

jobcentreplus

GREGGS



William HILL



MICROSHOPS Penicuik

PENICUIK SHOPPING CENTRE

AVAILABLE NOW

Unit	Ground Floor	First Floor	Rateable Value	Annual Rates Payable	Service Charge (Per Annum)	Quoting Rent (Per Annum)
6-7	1,940 sq ft (180.23 sq m)	N/A	£24,800	£13,916	£2,617	£24,500
*12	2,159 sq ft (200.58 sq m)	2,100 sq ft (195.10 sq m)	£19,000	£13,230	£4,369	£26,500

*Possible Class 3, subject to change of use.

AVAILABLE SUBJECT TO VACANT POSSESSION

Unit	Ground Floor	First Floor	Rateable Value	Annual Rates Payable	Service Charge (Per Annum)	Quoting Rent (Per Annum)
2	1,344 sq ft (124.86 sq m)	N/A	£12,100	£5,929	£1,543	£15,000
14	N/A	5,433 sq ft (504.75 sq m)	TBA	TBA	£6,914	£25,000



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 B&M, Domino's Pizza, Greggs and Rowlands Pharmacy.

TERMS

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

VAT

All figures are quoted exclusive of VAT.

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, registration dues and VAT incurred thereon.

FURTHER INFORMATION & ENQUIRIES

Viewing strictly by appointment via the joint agents:

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