

CLASS 1A PREMISES

- > LOCATED IN GOREBRIDGE, MIDLOTHIAN
- > OFFERS OVER £90,000
- > OFFERS OVER £8,500 PER ANNUM
- > PREMISES EXTENDS TO 88.64 SQM/ 954 SQFT
- > ARRANGED OVER GROUND FLOOR
- > DDA COMPLIANT
- > VERSATILE PROPERTY SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY PLANNING CONSENTS
- > BENEFITS FROM HIGH LEVELS OF VEHICULAR PASSING TRADE
- > FREE CAR PARKING IN CLOSE PROXIMITY



FOR SALE/MAY LET

58 MAIN STREET, GOREBRIDGE, EH23 4BY

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk 0131 224 1234 www.shepherd.co.uk



LOCATION

Gorebridge is an established Midlothian commuter town situated on the B704 trunk road which is located just off the A7, one of the main vehicular routes, which leads a high volume of traffic south of Edinburgh towards the Scottish Borders.

Gorebridge is located approximately 15 miles to the south of Edinburgh city centre. The premises is located on the main street of Gorebridge which is the main thoroughfare through the town.

DESCRIPTION

The subject comprises a double windowed retail/office premises arranged over the ground floor of a two storey traditional brick built property. Internally the premises benefits from a bright front and rear office, storeroom and disabled WC facility. The property benefits from a large display frontage, allowing for excellent branding opportunities.

PRICE

The subjects are being offered on freehold basis and we are inviting offers over £90,000.

LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £8,500 per annum.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	88.64	954
TOTAL	88.64	954

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £8,100 which will allow for 100% rates relief subject to the tenant's other commercial properties, if any. Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

LEGAL COSTS

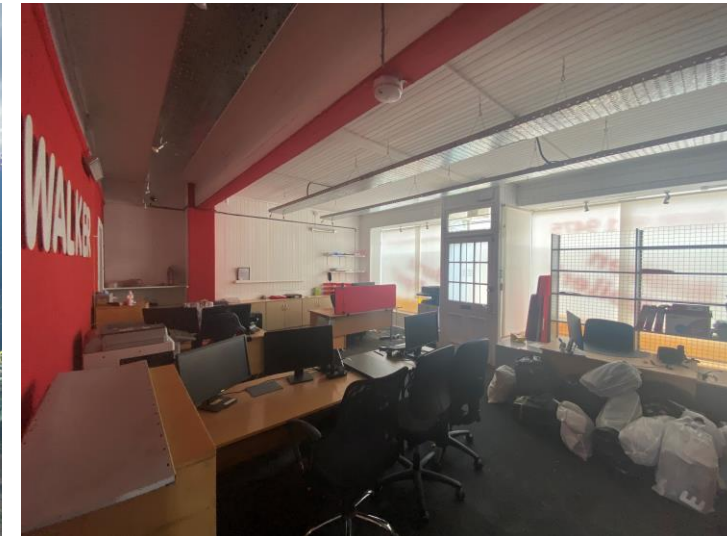
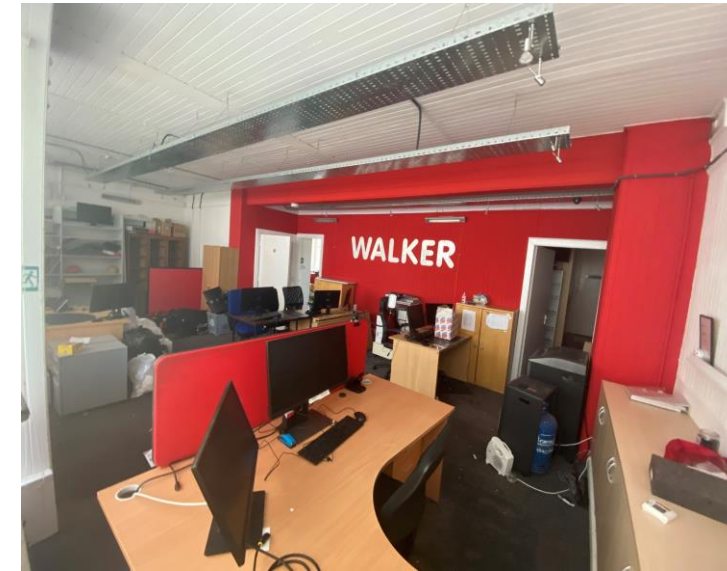
Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

Released on application.



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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.