

CLASS 1A PREMISES

- > LOCATED IN THE MIDLOTHIAN TOWN OF PENICUIK
- > BENEFITS FROM HIGH LEVELS OF VEHICLAR PASSING TRADE
- > **OFFERS OVER £12,000 PER ANNUM**
- > ARRANGED OVER GROUND FLOOR
- > PREMISES EXTENDS TO 72.93 SQM (785 SQFT)
- > LARGE FRONTAGE FOR EXCEPTIONAL BRANDING OPPORTUNITY
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > FREE ON STREET PARKING IMMEDIATELY OUTSIDE



TO LET

14 HIGH STREET, PENICUIK, EH26 8HW

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
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LOCATION

Penicuik is a town located within Midlothian which lies on the west bank of the River North Esk and east to the Pentland Hills. Penicuik is situated approximately 10 miles south on the A701 trunk road which connects Edinburgh to Peebles. Penicuik is known as a popular commuter town into Edinburgh.

The subjects are located within a secondary retail parade on the south side of the High Street. National and local commercial occupiers in close proximity include Tanz Tanning, McDougall McQueen solicitors & estate agents and Gordon Vets.

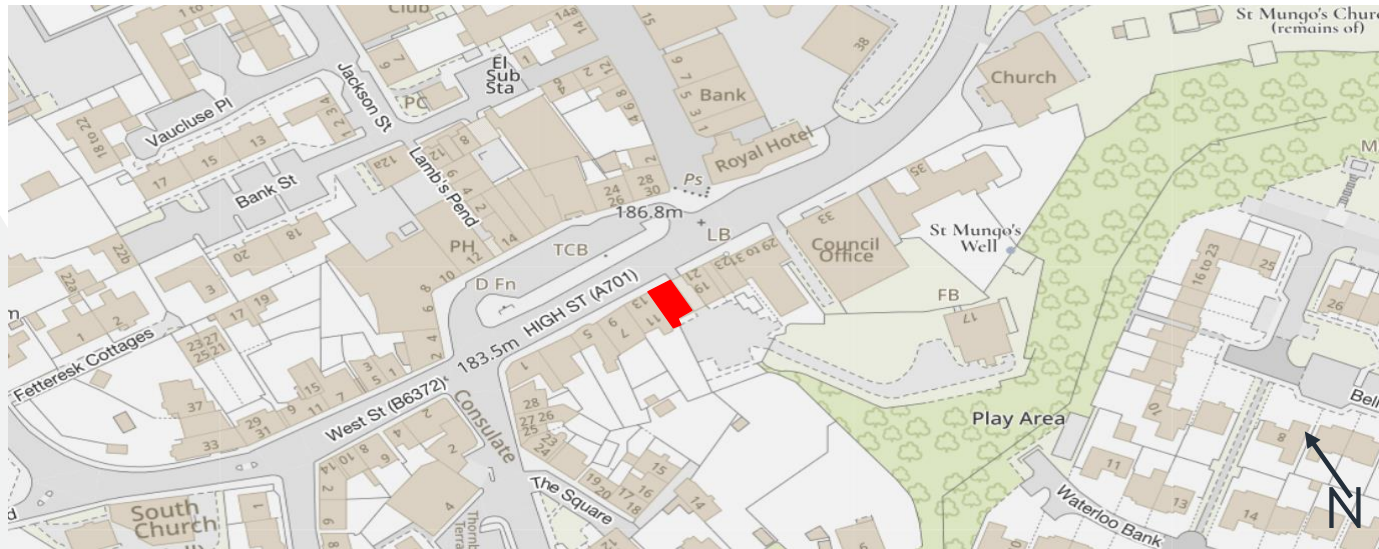
DESCRIPTION

The subjects comprise a Class 1A premises arranged over the ground floor of a two storey stone built, and part externally rendered tenement building.

Internally, the ground floor comprises of an open plan configuration with WC facilities & storage to the rear. The property benefits from an attractive frontage onto the High Street & the units open plan configuration offers a flexible space for a variety of uses.

LEASE TERMS

The subjects are offered on a full repairing an insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £12,000 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

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett Hannah.barnett@shepherd.co.uk

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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.

ACCOMMODATION	SqM	SqFt
Ground	72.93	785
TOTAL	72.93	785

The areas above have been calculated on a net 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 £7,700 which will allow for 100% rates relief subject to the tenant’s other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

VAT

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

EPC

Released on application.

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.

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.



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