

# TO LET/MAY SELL

## GROUND FLOOR OFFICE/RETAIL UNIT



58 Main Street, Gorebridge, EH23 4BY



- **Prominent ground floor office/retail premises**
- **Offers over £85,000 to purchase**
- **Offers over £7,000 per annum**
- **Unit extends to 88.64m<sup>2</sup> (954ft<sup>2</sup>)**
- **Located in Gorebridge, Midlothian**
- **High levels of vehicular passing trade**
- **Suitable for a variety of uses**
- **Free on street car parking nearby**
- **Benefits from small business rates relief**

**VIEWING & FURTHER INFORMATION:**  
Enquiries should be directed to:

Shepherd Chartered Surveyors  
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### LOCATION

Gorebridge is an established Midlothian commuter town situated on the B704 trunk road which is located just off the A7 which is 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. Nearby occupiers include Bank of Scotland, McColl's and Lloyds Pharmacy.

### ACCOMMODATION

We calculate that the subjects extend to approximately;

Ground Floor	88.64m <sup>2</sup>	954ft <sup>2</sup>
<b>Total:</b>	<b>88.64m<sup>2</sup></b>	<b>954ft<sup>2</sup></b>



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### RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £8,100.

### PRICE

Offers over £85,000.

### LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £7,000 per annum.

### 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 incoming tenant will be responsible for any SDLT, Registration Dues and any VAT incurred thereon.

