# 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 12 Atholl Crescent Edinburgh EH3 8HA

Tel: 0131 225 1234

Contact:

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VALUATION • SALES AND LETTING • ACQUISITION • RENT REVIEW • INVESTMENT • DEVELOPMENT • RATING • BUILDING SURVEYING • PROPERTY MANAGEMENT



# **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.

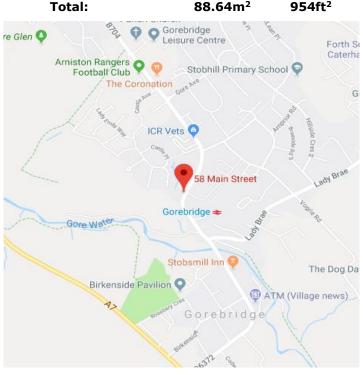
#### **ACCOMMODATION**

Ground Floor

We calculate that the subjects extend to approximately;

88.64m<sup>2</sup>

954ft<sup>2</sup>





# Steven Clarke

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**Emily Anderson** 

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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 an 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.

#### **FPC**

Released on application.

## **LEGAL COSTS**

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





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 only 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.