



# TO LET

## Unit 3 Penicuik Shopping Centre, Penicuik EH26 8NH

- Prime retail unit
- Subject to vacant possession
- Ground floor 819 sq ft
- Rent £13,600 pa

### Location

Penicuik is located approximately 4 miles south of the A720 Edinburgh City Bypass and some 10 miles south of Edinburgh City Centre. The town has a resident population of approximately 17,000 persons.

The unit is located within the commercial heart of the town in the pedestrianised shopping thoroughfare of John Street. Surrounding retailers include **Greggs Bakery, The Salvation Army, Scotmid Funeral Service, B&M Bargains, Vaporized** and **Domino's Pizza**.

### Accommodation

The unit is arranged over a ground floor at street level and a first floor. Both floors extend to the following approximate net internal floor areas:

Ground Floor	819 sq ft	(76.09 sq m)
First Floor	650 sq ft	(60.39 sq m)
<b>Total</b>	<b>1,469 sq ft</b>	<b>(136.49 sq m)</b>

### Planning

The subjects currently benefit from class 1 planning consent. Other uses may be considered subject to a change of use.

### Lease

The subjects are available by way of an assignation or sublet of the existing lease expiring 27 August 2022.

### Rent

The current passing rental is **£13,600 per annum** exclusive.

### Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£12,200**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£5,978**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

### Service Charge

The service charge for the current financial year 2018/19 equates to **£1,528.94**.

### Energy Performance Certificate

Available on request.

### Date of Entry

By arrangement.

### Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

### Viewing

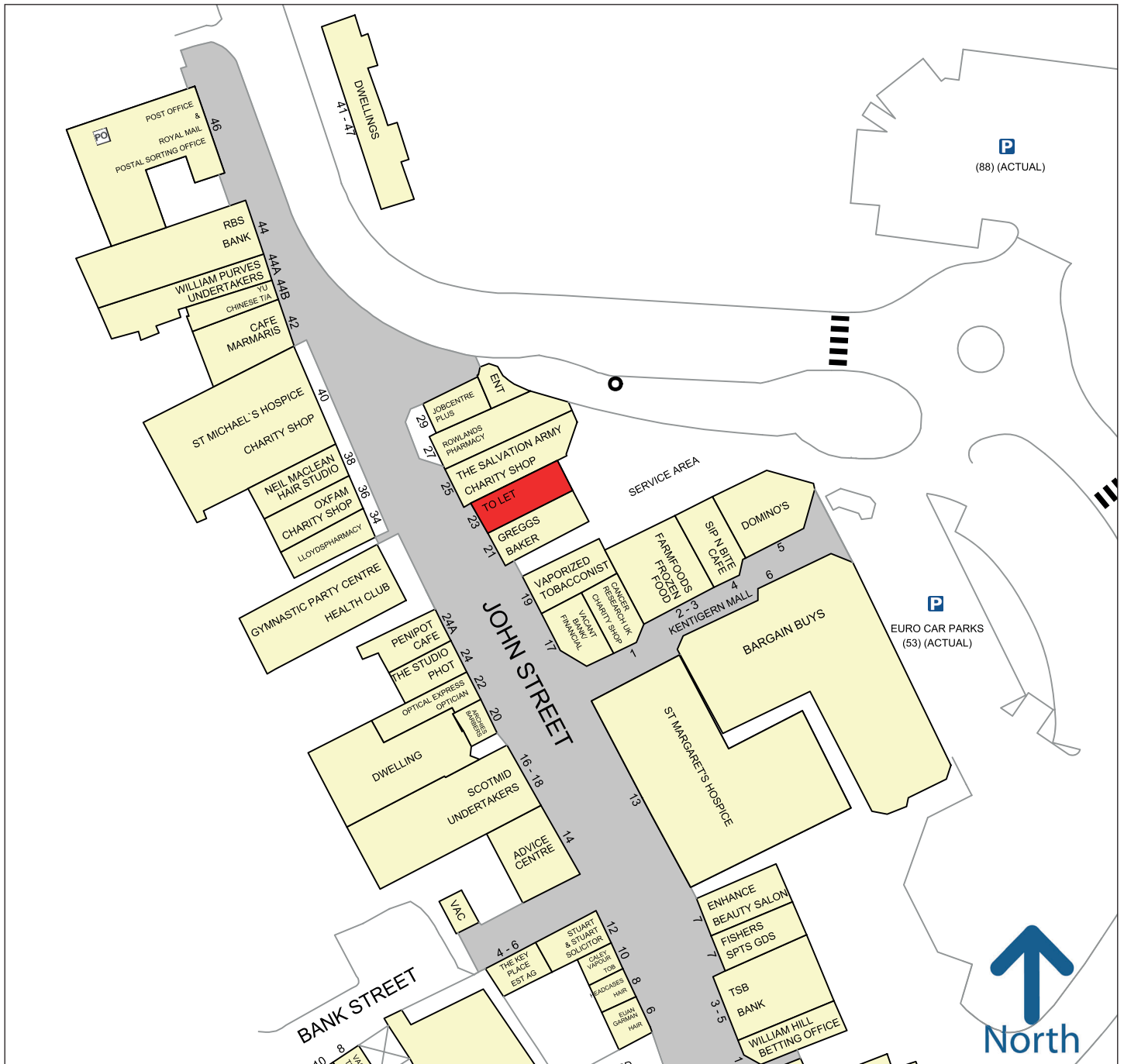
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

## Unit 3 Penicuik Shopping Centre, Penicuik EH26 8NH



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### Get in touch



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