

# PENICUIK SHOPPING CENTRE

PENICUIK EH26 8LE

# RETAIL/LEISURE OPPORTUNITIES FROM 842 SQ FT

- Scheme anchored by B&M
- Penicuik's prime retail pitch
- 96 car parking spaces
- Excellent public transport links

ON THE INSTRUCTIONS OF

**LCP**

**b&m**

OPENED JANUARY 2021



JOIN OUR  
LINEUP:

Vaporized

jobcentreplus

GREGGS

  
Domino's  
Pizza

William HILL

T S B

farmfoods

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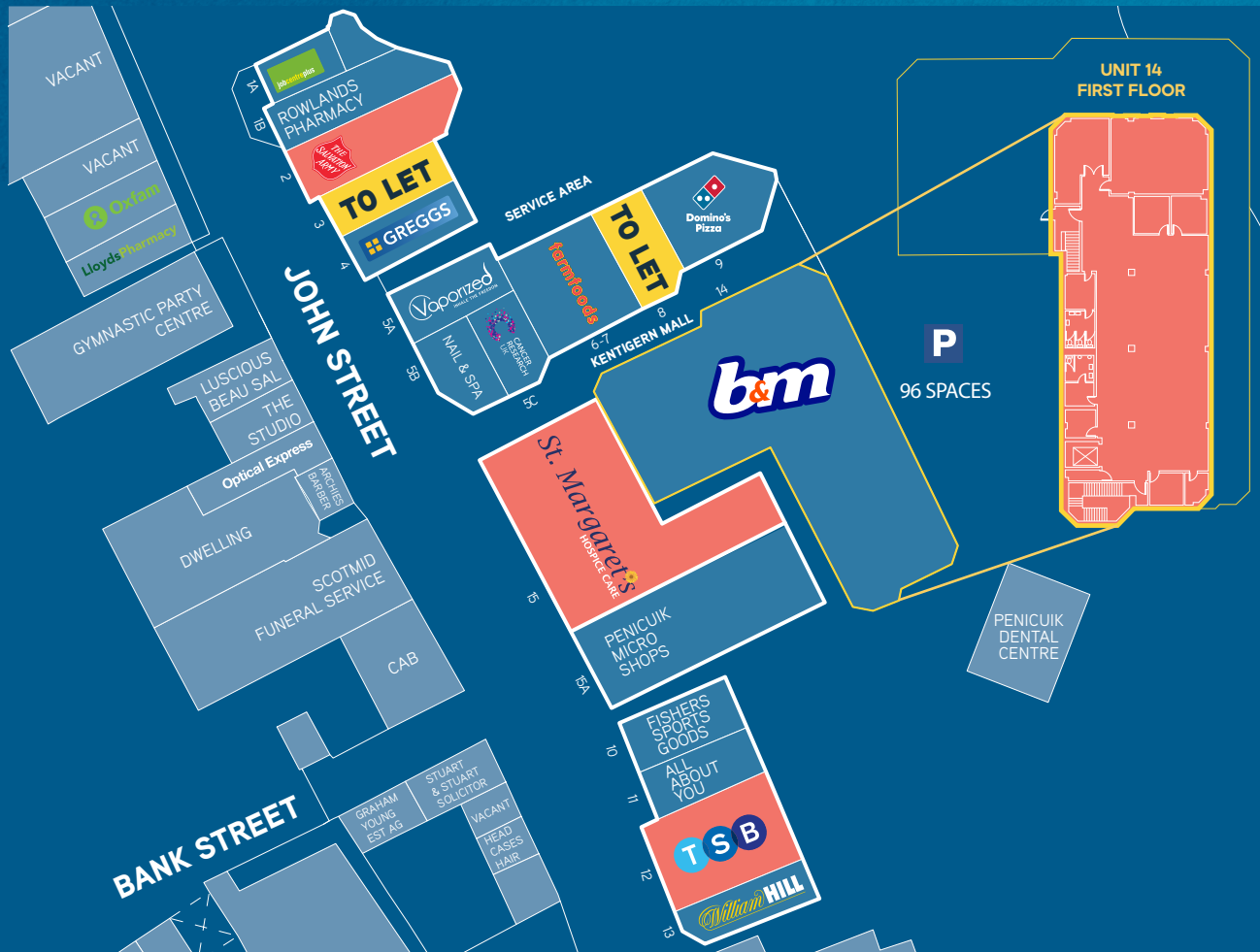
## AVAILABLE NOW

UNIT	GROUND FLOOR	FIRST FLOOR	RATEABLE VALUE	SERVICE CHARGE (PER ANNUM)	QUOTING RENT (PER ANNUM)
3	816 sq ft (75.81 sq m)	626 sq ft (58.16 sq m)	£12,200	£1,605	£14,000
8	842 sq ft (78.23 sq m)	N/A	£14,900	£1,013	£14,500

## AVAILABLE SUBJECT TO VACANT POSSESSION

UNIT	GROUND FLOOR	FIRST FLOOR	RATEABLE VALUE	SERVICE CHARGE (PER ANNUM)	QUOTING RENT (PER ANNUM)
2	1,344 sq ft (124.86 sq m)	N/A	£14,700	£1,345	£15,000
12	2,159 sq ft (200.58 sq m)	2,100 sq ft (195.10 sq m)	£27,200	£3,538	£29,500
14	N/A	5,433 sq ft (504.75 sq m)	TBA	£4,800	£25,000
*15	3,691 sq ft (342.91 sq m)	1,643 sq ft (152.64 sq m)	TBA	TBC	£35,000

\*Subdivision of unit possible, subject to agreement on terms.



## LOCATION

Penicuik is located approximately 4 miles south of the Edinburgh City Bypass and some 10 miles south of Edinburgh City Centre. It has a local population of approximately 17,000 persons. The premises are located on the pedestrianised John Street, in the commercial heart of the town. Neighbouring occupiers include B&M, Farmfoods, Greggs and Rowlands Pharmacy.

## TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

## VAT

All figures are quoted exclusive of VAT.

## EPC

A copy of the EPC will be made available as required.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

## FURTHER INFORMATION & ENQUIRIES

Viewing strictly by appointment via the joint agents:

**Reith  
Lambert**  
Commercial Property Advisors



**Richard Ford**  
0141 225 5710  
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**Alastair Rowe**  
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