







# FOR SALE

37 High Street  
Peebles EH45 8AN

-  Passing Rent - £22,500 per annum
-  Lease expiring 28th February 2033
-  Offers Over £272,500
-  VAT Free investment

## Location

Peebles is a popular market town located in the Scottish Borders, approximately 27 miles south of Edinburgh. The town is a busy commuter town and attracts many tourists due to its historical value. Peebles has a resident population of approximately 9,000 people and a wider catchment area of approximately 20,000 people.

The subject property is situated on the south side of the High Street with nearby occupiers including **Sense Scotland, Rogerson's Shoes, M&Co** and **William Purves**.

## Accommodation

The unit comprises the ground floor of a traditional three storey building extends to the following approximate net internal floor areas:

Ground Floor	1,571 sq ft	(145.95 sq m)
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## Tenure

Heritable (the equivalent of English Freehold).

## Tenancy

The subject property is let from 1st March 2018 until 28th February 2033 at a passing rent of £22,500 per annum paid monthly in advance. The lease incorporates tenant break options on the 5th and 10th anniversaries of the date of entry upon 6 months' notice.

## Tenant Covenant

The subjects are let to Shakti Phenacite Ltd (SC573395) with a personal guarantee provided by Samantha Clair Hastings.

## Price

We are instructed to seek offers in excess of **£272,500 (TWO HUNDRED AND SEVENTY TWO THOUSAND FIVE HUNDRED POUNDS STERLING)** subject to conclusion of missives and exclusive of VAT. This reflects a Net Initial Yield of 8% assuming standard purchaser's costs and LBTT.

## VAT

For the avoidance of doubt, the property has not been elected for VAT so will not be payable on the purchase price.

## Energy Performance Certificate

EPC Rating = D

## Date of Entry

By arrangement.

## Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction.

## Viewing

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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eric young & co

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## Get in touch



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AR/JH/PEB28 - Date of preparation: 16 January 2019

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