

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

PENICUIK SHOPPING CENTRE

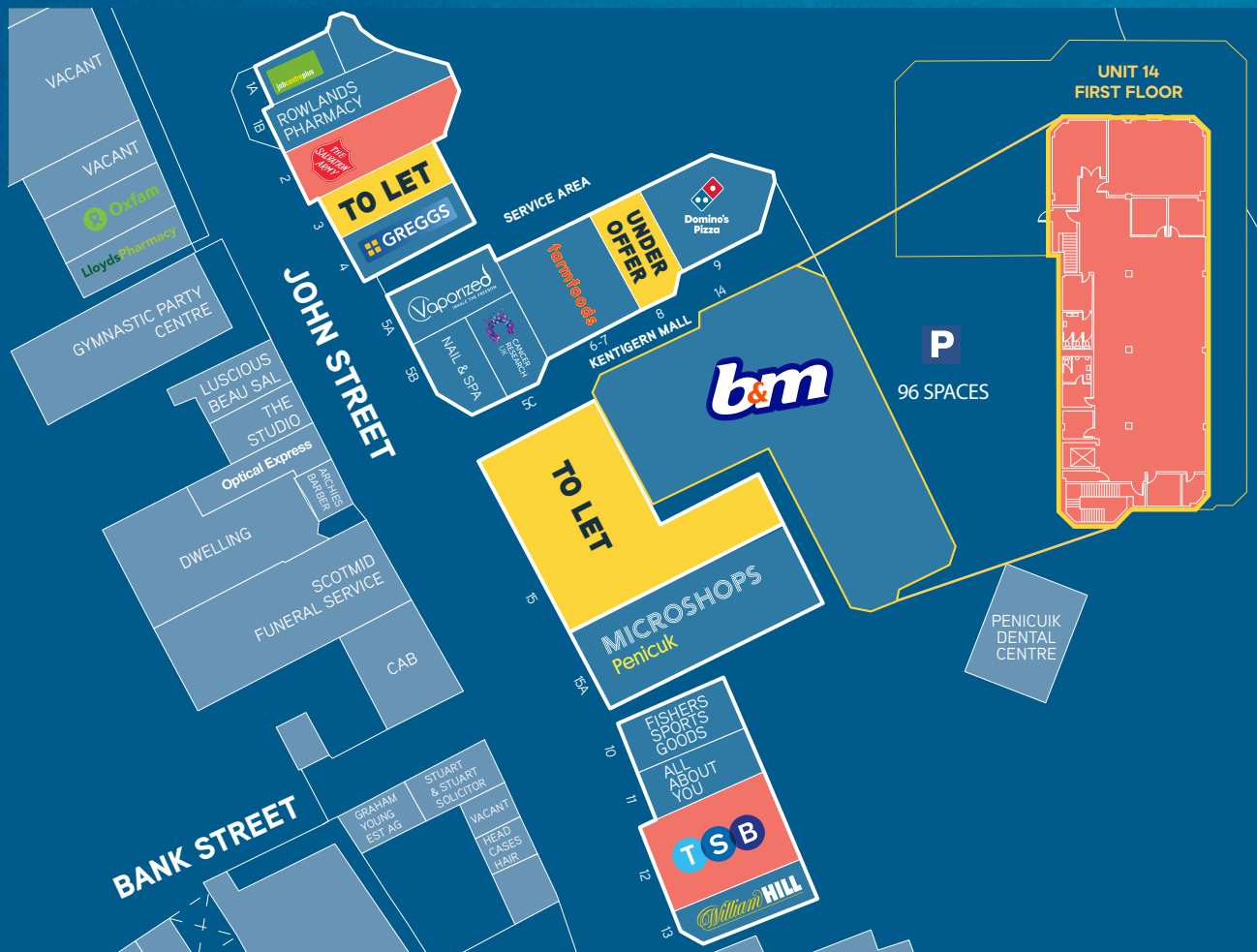
AVAILABLE NOW

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
*15	3,691 sq ft (342.91 sq m)	1,643 sq ft (152.64 sq m)	TBA	£4,722	£35,000

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

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



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



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