

# TO LET

Unit 12, Penicuik Shopping Centre  
Penicuik EH26 8LE

- ▶ Excellent public transport links
- ▶ 96 car parking spaces
- ▶ Class 2 consent
- ▶ Rent £29,500 pa



## LOCATION

Penicuik is one of the largest towns in Midlothian with around 17,000 residents. The town is conveniently located just 4 miles south of the Edinburgh City Bypass and 10 miles south of Edinburgh City Centre. The area is easily accessible via car and is well connected by public transport links.

Penicuik Shopping Centre sits on the pedestrianised John Street which is the commercial centre of the town. The centre is home to high quality occupiers such as **B&M**, **Farmfoods**, **Greggs** and **Rowlands Pharmacy**.

## ACCOMMODATION

The subjects occupy the ground and first floor levels, extending to the following approximate net internal area:

GROUND FLOOR	2,159 SQ FT	200.6 SQ M
FIRST FLOOR	2,100 SQ FT	195.1 SQ M
TOTAL	4,259 SQ FT	395.7 SQ M

## PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 2 consent and can therefore be used for retail. Interested parties are advised to speak directly to the Local Planning Authority.

## LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

## RENT

Offers of **£29,500 per annum** exclusive are invited.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£19,000**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£9,462**.

## SERVICE CHARGE

The service charge for the current financial year is **£3,538**.

## ENERGY PERFORMANCE CERTIFICATE

Available on request

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

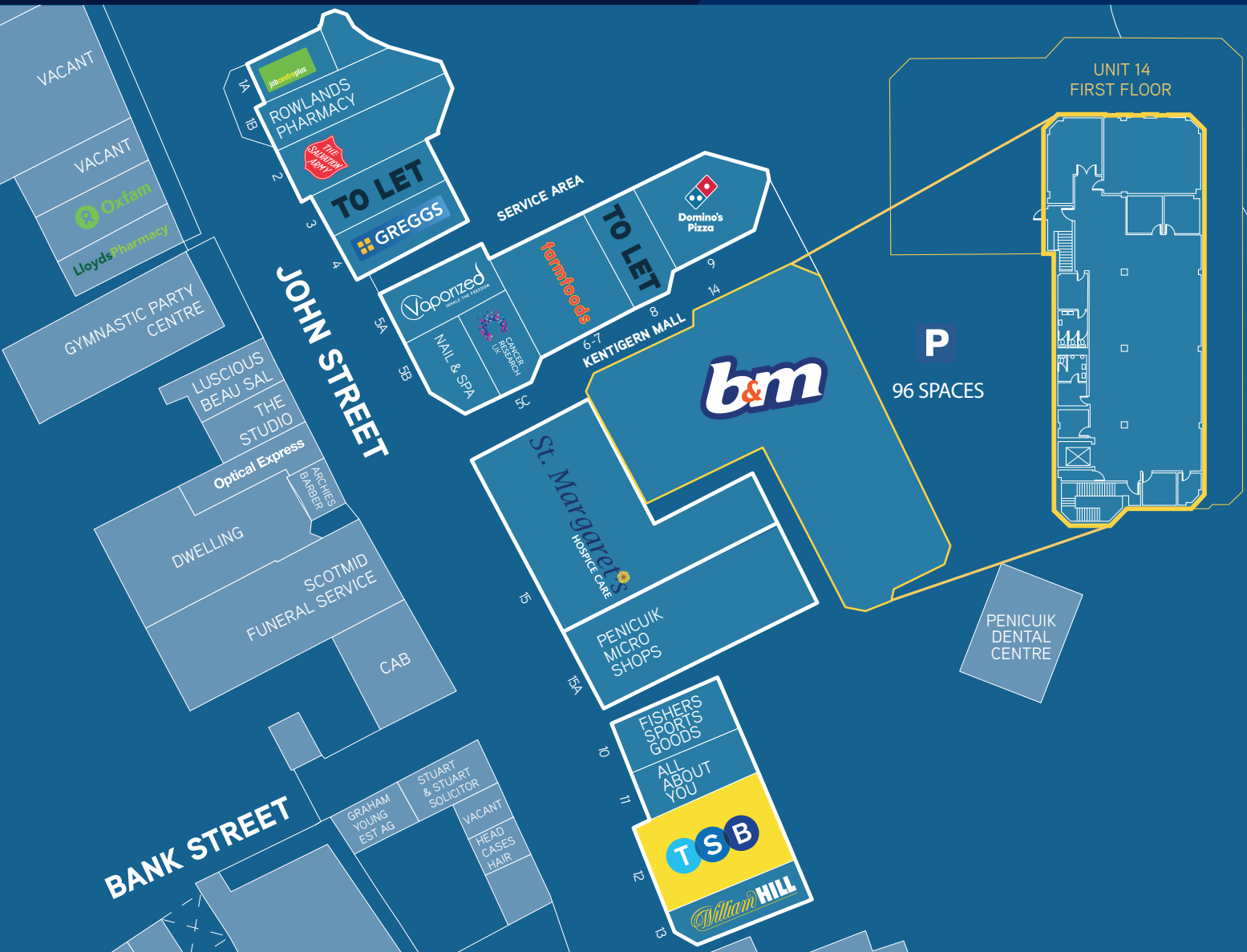
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641 or our joint letting agents Reith Lambert - 0141 221 7575.

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## GET IN TOUCH



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