

# TO LET

Unit 15, Penicuik Shopping Centre,  
Penicuik EH26 8LE

- ▶ Excellent public transport links
- ▶ 96 car parking spaces
- ▶ Class 1 consent
- ▶ Rent £35,000 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	3.691 SQ FT	342.9 SQ M
FIRST FLOOR	1.643 SQ FT	152.6 SQ M
TOTAL	5.334 SQ FT	495.5 SQ M

## PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 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 **£35,000 per annum** exclusive are invited.

## RATING

To be assessed.

## SERVICE CHARGE

The service charge for the current financial year is **£4,722**.

## ENERGY PERFORMANCE CERTIFICATE

Available on request

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

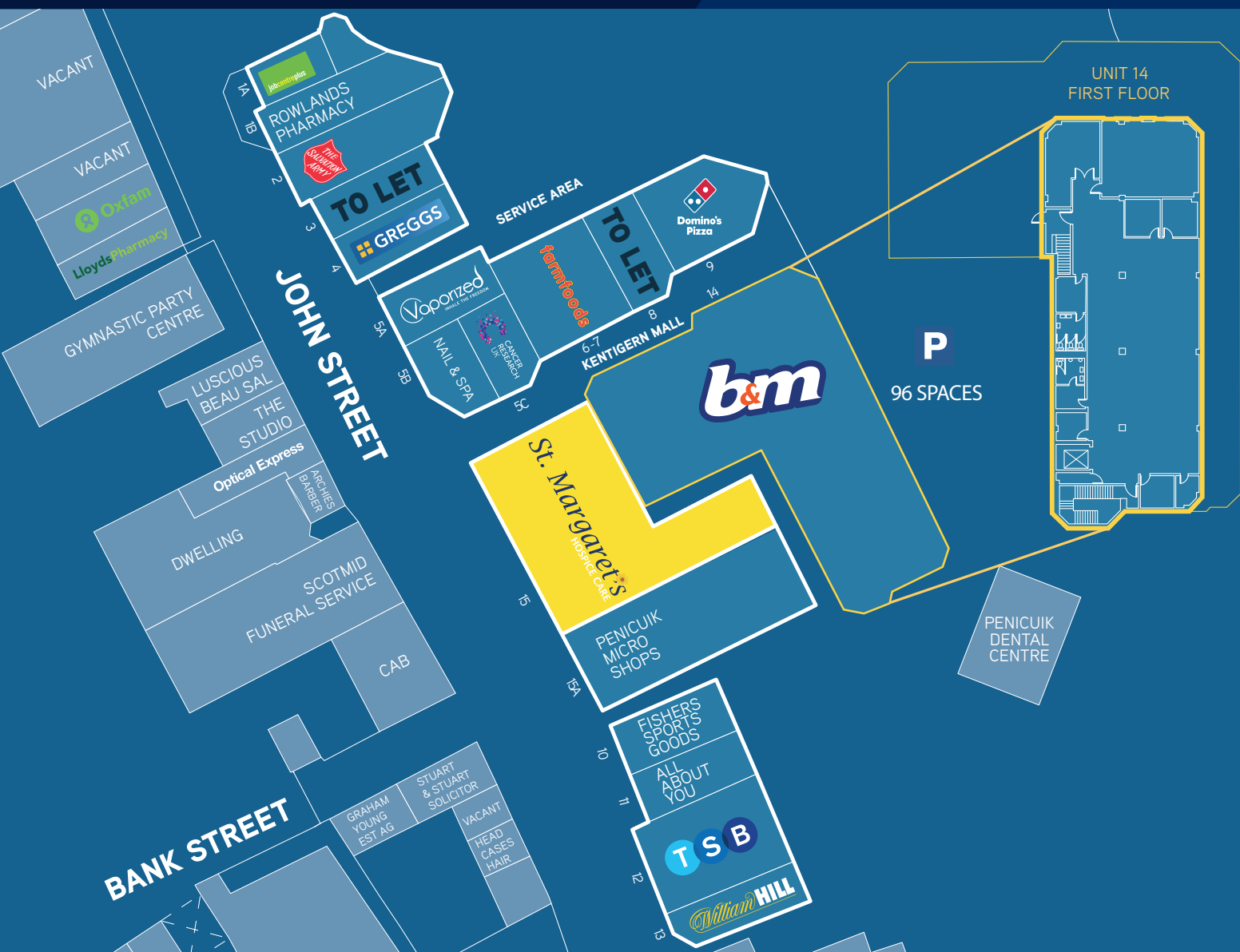
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## 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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