



TO LET/MAY SELL

27A High Street
Peebles EH45 8AN

- 391 sq ft retail unit
- Rent £12,500 per annum
- Offers in excess of £125,000
- May be eligible for 100% rates relief

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, Greggs, M&Co, and Costa.**

Accommodation

The subjects comprise a ground floor retail unit along with additional remote storage which we calculate extends to the following approximate net internal area:

Ground Floor	391 sq ft	(36.1 sq m)
Remote Storage	154 sq ft	(14.3 sq m)

Lease

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

Rent

Offers in excess of **£12,500 per annum** are invited for the retail unit. The remote storage at 27A High Street is available by separate negotiation.

Price

Offers in excess of **£125,000** are invited for our client's heritable interest.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£9,400** and **£1,250** for the remote storage. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£4,512** and **£600**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

Energy Performance Certificate

EPC Rating = G

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 incoming 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 Eric Young & Co on 0131 226 2641.

TO LET



ericyoung&co

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