

# PENICUIK SHOPPING CENTRE

PENICUIK EH26 8LE

# RETAIL/LEISURE OPPORTUNITIES AVAILABLE

AVERAGE RATES REDUCTION OF 20% FROM APRIL 2023

- Scheme anchored by **bm**
- Penicuik's prime retail pitch
- 96 car parking spaces
- Excellent public transport links



JOIN OUR LINEUP:

Vaporized

jobcentreplus

GREGGS

Domino's  
Pizza

William HILL

CANCER RESEARCH UK

MICROSHOPS  
Penicuik

# PENICUIK SHOPPING CENTRE

## AVAILABLE NOW

Unit	Ground Floor	First Floor	Rateable Value	Annual Rates Payable	Service Charge (Per Annum)	Quoting Rent (Per Annum)
6-7	1,940 sq ft (180.23 sq m)	N/A	£24,800	£13,916	£2,617	£24,500
*12	2,159 sq ft (200.58 sq m)	2,100 sq ft (195.10 sq m)	£19,000	£13,230	£4,369	£26,500

\*Possible Class 3, subject to change of use.

## AVAILABLE SUBJECT TO VACANT POSSESSION

Unit	Ground Floor	First Floor	Rateable Value	Annual Rates Payable	Service Charge (Per Annum)	Quoting Rent (Per Annum)
2	1,344 sq ft (124.86 sq m)	N/A	£12,100	£5,929	£1,543	£15,000
14	N/A	5,433 sq ft ( 504.75 sq m)	TBA	TBA	£6,914	£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, Domino's Pizza, 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

**EYCO**  
0131 226 2641  
www.eyco.co.uk

**Richard Ford**  
07834 791 163  
richard@reithlambert.co.uk

**Alastair Rowe**  
07747 747 280  
arowe@eyco.co.uk

Reith Lambert LLP / EYCO LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: May 2023.