



BANNERMANBURKE

PROPERTIES LIMITED



27 Northgate, Peebles, EH45 8RX
Offers Over £110,000



- BEAUTIFUL SHOP FRONTAGE
- SHOP FRONT DISPLAY WINDOWS
- GAS CENTRAL HEATING
- SET OVER TWO FLOORS WITH CHANGING ROOMS
- ESTABLISHED RETAIL PREMISES WITH TENANT IN SITU
- SOLID WOOD FLOORING
- WC/KITCHENETTE
- RATEABLE VALUE £8900 pa

Viewing is recommended of this beautiful stone built commercial premises in the up and coming area of Northgate, Peebles. The well established retail business has a tenant in situ with two years left on the lease and option to renew. The building is quirky internally with lovely staircase with metal railings to the first floor. Large shop frontage windows and sash and case windows allow in lots of natural light. Good location, a very short walk to the town's High Street and all local amenities. The internal floor space measures approx 70sqm (753sq ft) and rateable value is £8900pa with small business rates relief available.

The Property

This very attractive looking building is entered from the front via a timber and glazed door with large glazed shop front windows. Solid wooden floor throughout, track lighting and CCTV cameras. Stairs lead up to the upper level where further retail display space is available along with a WC/kitchenette is located. Benefits from gas central heating with combination gas boiler.

Sales and Other Information

Viewing on request. Rateable value £8,900 pa with small business rates relief available.

Services

Mains drainage, water, gas and electricity.

Current Tenancy

The current tenants run a successful well established clothing store chain in the Scottish Borders. (3 Stores) The tenancy in place is a 5 year lease starting in September 2021, therefore has two more years to run, with an additional renewal option thereafter, on a rolling one year basis. The annual rental figure is £9000 plus vat. More information with regards available upon request.

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