

**FIRST FLOOR
UNIT 14
PENICUIK
SHOPPING
CENTRE**

PENICUIK EH26 8LE

bargain buys

big brands, big discounts

OPENED AUTUMN 2019

**POTENTIAL
GYM OR
STUDIO SPACE
SUBJECT TO
PLANNING**

TO LET

**FIRST FLOOR SPACE
ADJACENT TO ANCHOR
TENANT & TOWN'S
MAIN CAR PARK**

ON THE INSTRUCTIONS OF

LCP

FIRST FLOOR UNIT 14 PENICUIK SHOPPING CENTRE PENICUIK EH26 8LE

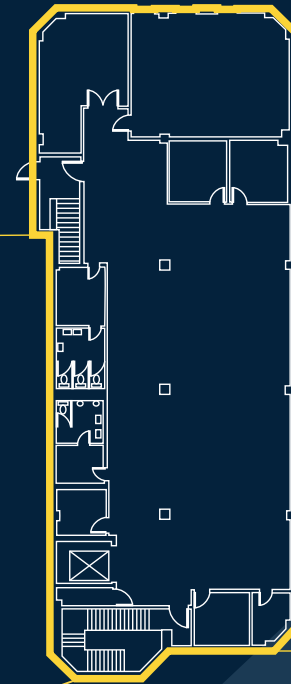
LOCATION

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 Bargain Buys, Farmfoods, Greggs and Rowlands Pharmacy.



First Floor



USE

Class 1 (Retail) or Class 2 (Financial/ Professional Services).

In principle, the landlord would be supportive of a change of use application at this location to deliver gym use or similar (Class 11, Assembly and Leisure).

TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

RENT

Rental offers are invited.

SERVICE CHARGE

The current on account service charge for this unit is £5,312 per annum exclusive.

ACCOMMODATION

The premises comprise first floor space, accessed from the main car park, extending to the following net internal areas:

First Floor	504.75 sq m	5,433 sq ft
Total	504.75 sq m	5,433 sq ft



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RATES

The unit has yet to be assessed for rates.

EPC

A copy of the EPC will be made available as required.

VAT

All figures are quoted exclusive of VAT.

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

Viewing strictly by appointment via the joint agents:



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