

# TO LET PRIME RETAIL ACCOMMODATION PENICUIK SHOPPING CENTRE

ON THE INSTRUCTIONS OF

LCP



ericyoung&co

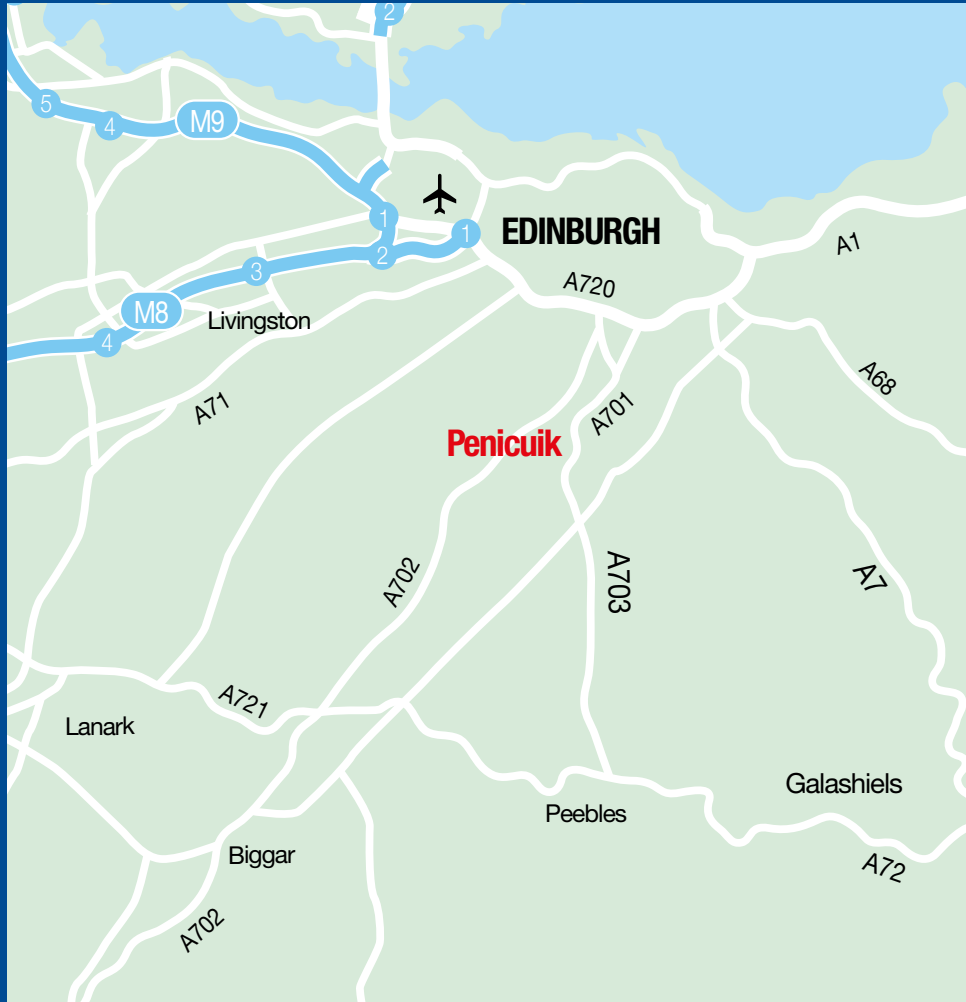


**PENICUIK**  
EH26 8AB

**8,600 SQ FT**  
OPTION TO SUBDIVIDE

**RESIDENT POPULATION**  
17,000 PEOPLE

**CAR PARKING**  
96 SHARED SPACES



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## Location

Penicuik is located approximately 4 miles south of the A720 Edinburgh City Bypass and some 10 miles south of Edinburgh City Centre. The town has a resident population of approximately 17,000 persons.

The unit is located within the commercial heart of the town in the pedestrianised shopping thoroughfare of John Street. Surrounding retailers include Greggs Bakery, The Salvation Army, Scotmid Funeral Service, B&M Bargains, VapORIZED and Farmfoods.



# Landlord

Sheet Anchor Evolve (London) Ltd.

# Planning

Open Class 1 Retail.

# Availability

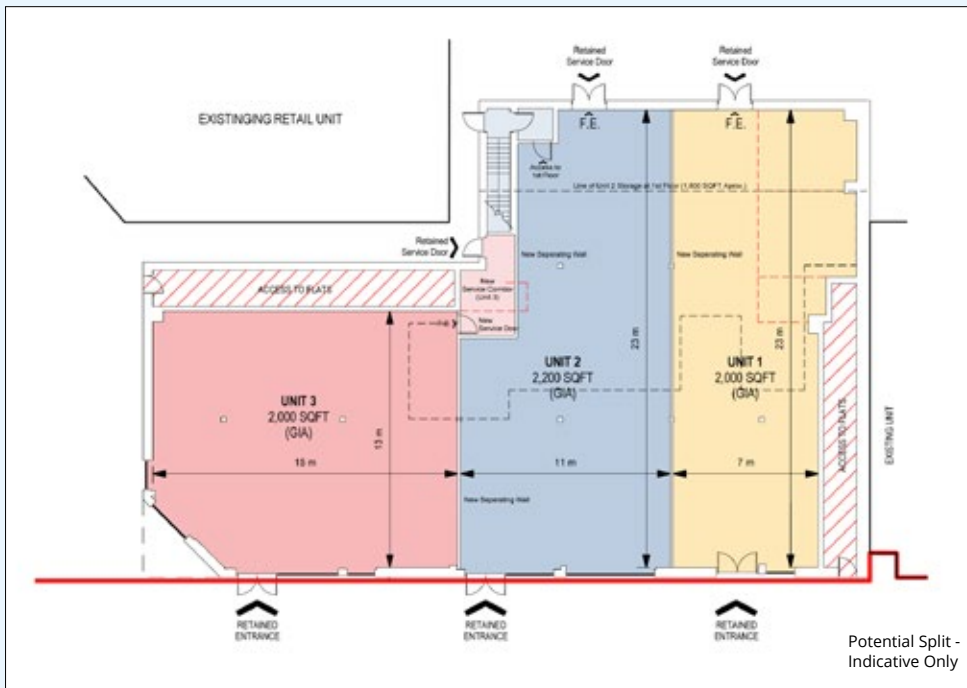
Ground Floor GIA: 6,700sq ft  
First Floor GIA: 1,900sq ft  
Total GIA: 8,600sq ft with option to subdivide

# Rating

Rateable Value: £63,200  
Rates Payable: £31,980

# Contact

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## Requirements of Writing (Scotland) Act 1995

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