TO LET – CLASS 3 UNIT

Penicuik, Unit 9 Penicuik Shopping Centre

Reith Lambert
Commercial Property Advisers

- PROMINENT RESTAURANT UNIT
- ADJACENT TO FREE CUSTOMER PARKING
- ATTRACTIVE TERMS AVAILABLE

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 within the pedestrianised Kentigern Mall section of Penicuik Shoppiing Centre, in the commercial heart of the town. Neighbouring occupiers include **B&M**, **Farmfoods, Greggs** and **Rowland's Pharmacy.**

DESCRIPTION

The premises comprise a ground floor retail unit benefitting from WC provision. The unit is well configured for retail or service provision and extends to the following net internal areas:-

ACCOMMODATION

Ground Floor	147.44 sq m	1,587 sq ft
Total	**147.44 sq m**	**1,587 sq ft**

USE

Class 3 (Food and Drink).

TERMS

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

RENT

Rental offers in excess of **£29,500 per annum** are invited.

RATES

We are verbally informed by the Local Authority that the current Rateable Value of the shop is:-

Rateable Value	£34,700
Commercial Rate Poundage	£0.48

(exclusive of water and sewerage rates)

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 stamp duty, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agents:-

Reith Lambert

Richard Ford
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David Thorburn
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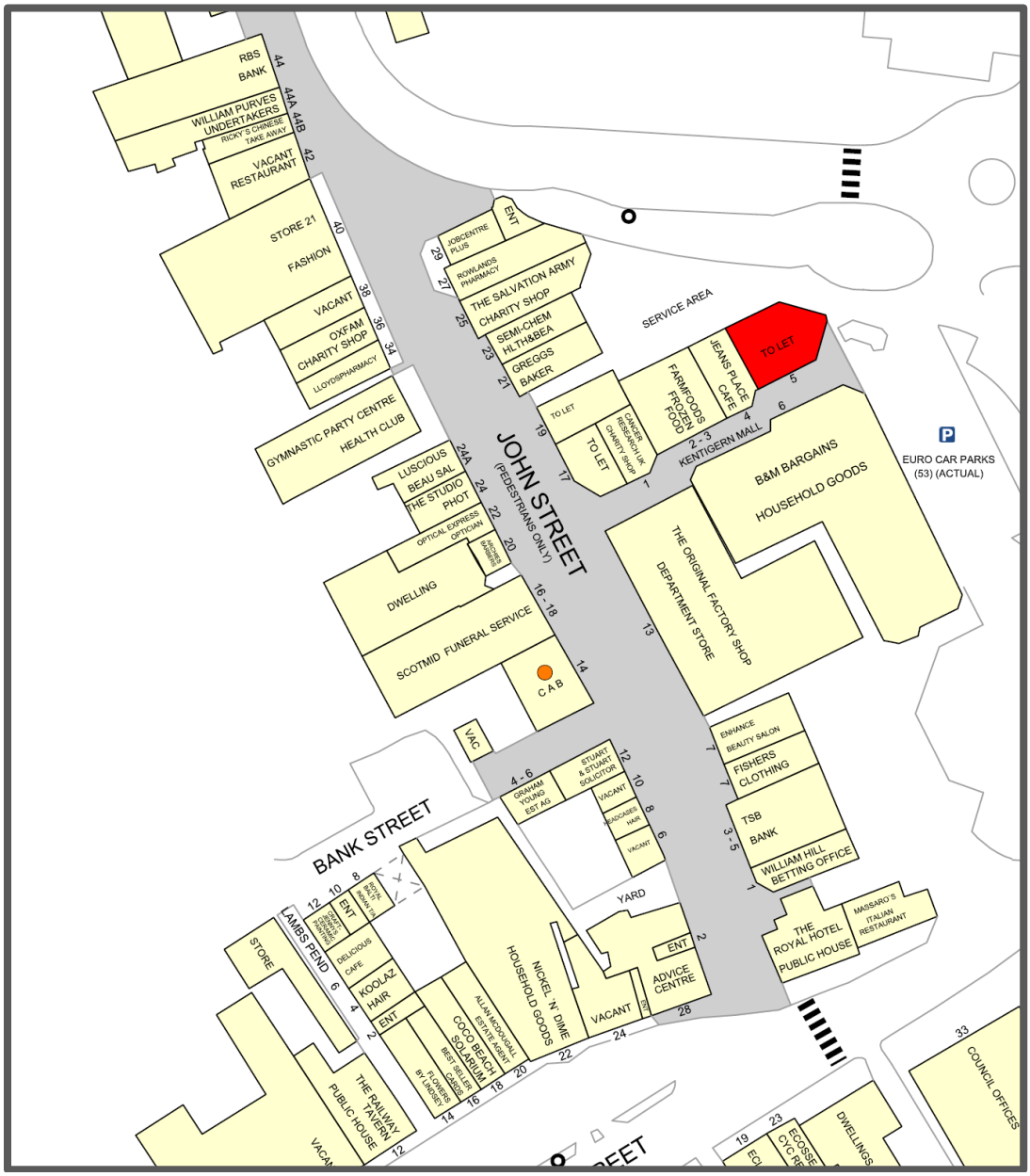

Not to scale.

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