

TO LET

RETAIL SHOP

1,460 sq.ft (136 sq.m)

- Well configured retail unit
- Free customer parking
- Occupiers include Greggs, Lloyds TSB, B&M, Farmfoods, The Original Factory Shop, Domino's



**Unit 3, Penicuik Shopping Centre, Penicuik, EH26 8HN**



# Unit 3, Penicuik Shopping Centre, Penicuik, EH26 8HN

## DESCRIPTION

The premises comprise a retail unit, configured over ground and first floors, benefitting from a fully glazed frontage.

The premises are located on the pedestrianised John Street, in the commercial heart of the town. Neighbouring occupiers include B&M, Farmfoods, Greggs, Rowland's Pharmacy and Dominos.

## AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor	798	74.14
First Floor	662	61.50
<b>TOTAL</b>	<b>1,460</b>	<b>135.64</b>

## LOCATION - EH26 8HN

A popular shopping centre located in Penicuik, approximately 10 miles south of Edinburgh City Centre. A popular commuter town and resident population of approximately 17,000. Free customer parking is provided.

## SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

## SERVICES

All mains services are available.

## TERMS

The premises are to let on a new lease for a term to be agreed.

## PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority. A2, A3 and A5 uses all considered.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



## VIEWING

Strictly via prior appointment with the appointed agents:



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