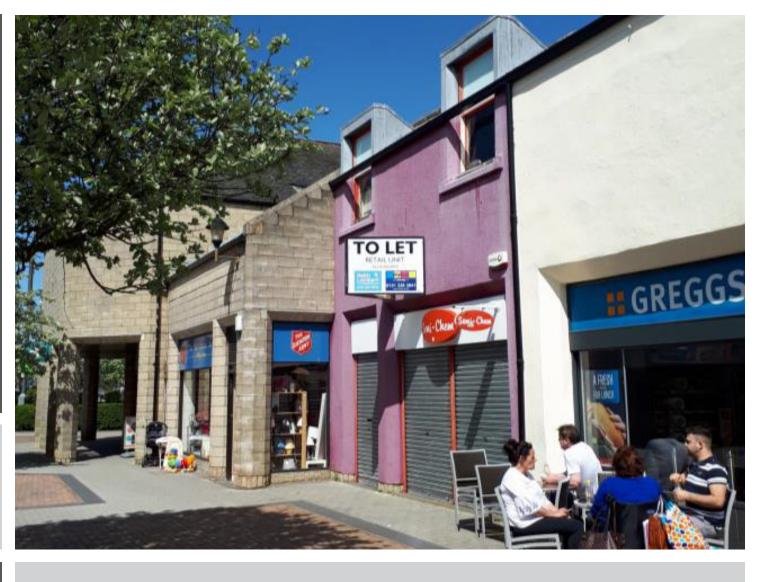
RETAIL SHOP

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
TOTAL	1,460	135.64

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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