

PENICUIK SHOPPING CENTRE

PENICUIK EH26 8LE

RETAIL/LEISURE OPPORTUNITIES AVAILABLE

ON THE INSTRUCTIONS OF
LCP

- Scheme anchored by **bm**
- Penicuik's prime retail pitch
- 96 car parking spaces
- Excellent public transport links



JOIN OUR
LINEUP:

Vaporized

jobcentreplus

GREGGS

Domino's
Pizza

William HILL

CANCER
RESEARCH
UK

MICROSHOPS
Penicuik

PENICUIK SHOPPING CENTRE

AVAILABLE NOW

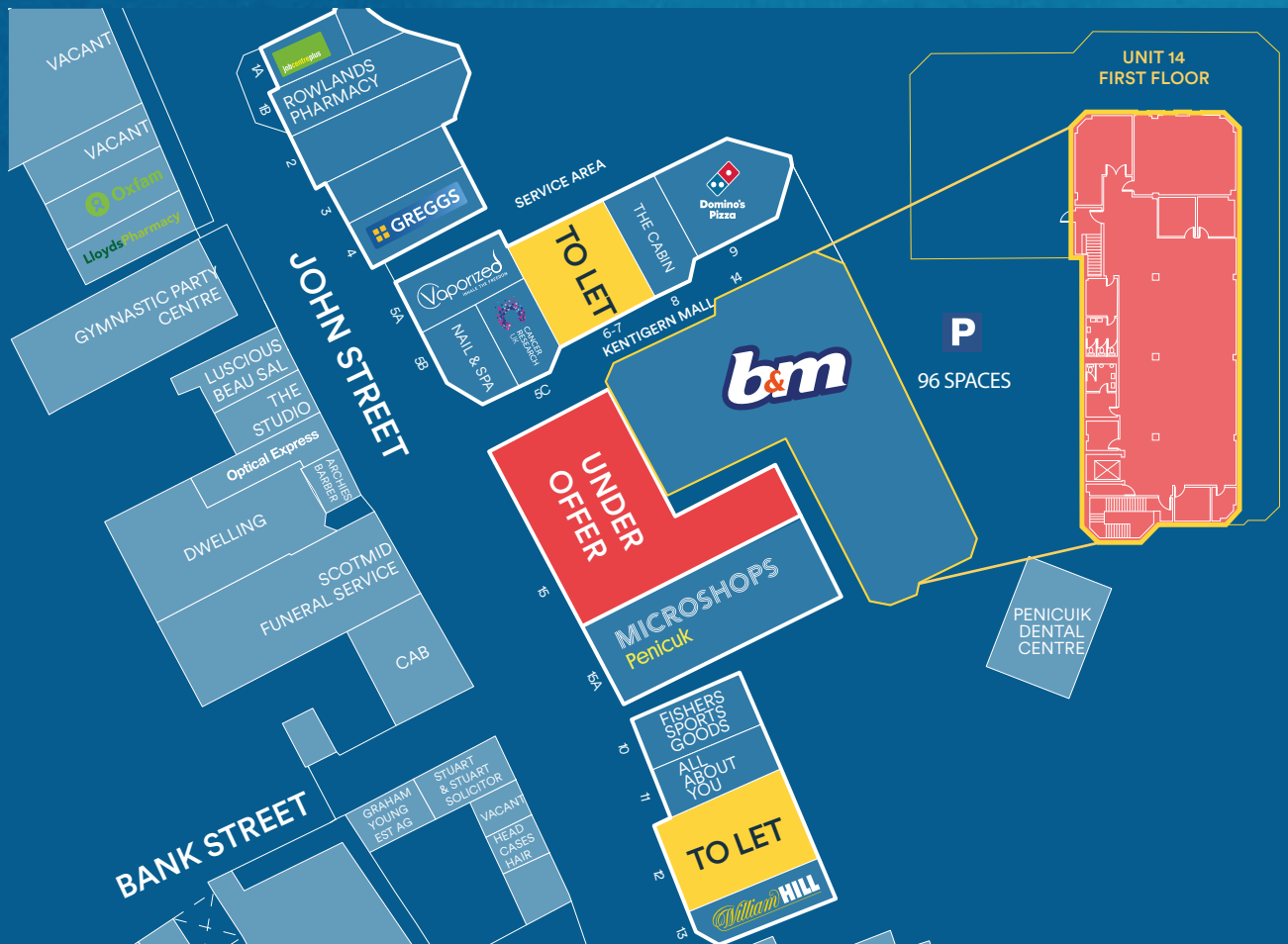
Unit	Ground Floor	First Floor	Rateable Value	Annual Rates Payable	Service Charge (Per Annum)	Quoting Rent (Per Annum)
6-7	1,940 sq ft (180.23 sq m)	N/A	£28,400	£13,916	£2,264	£24,500
*12	2,159 sq ft (200.58 sq m)	2,100 sq ft (195.10 sq m)	£27,000	£13,230	£3,510	£26,500
**15	3,650 sq ft (339.10 sq m)	1,643 sq ft (152.64 sq m)	UNDER OFFER			

*Possible Class 3, subject to change of use.

**Subdivision of unit possible, subject to agreement on terms.

AVAILABLE SUBJECT TO VACANT POSSESSION

Unit	Ground Floor	First Floor	Rateable Value	Annual Rates Payable	Service Charge (Per Annum)	Quoting Rent (Per Annum)
14	N/A	5,433 sq ft (504.75 sq m)	TBA	TBA	£4,337	£25,000



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 B&M, Farmfoods, Greggs and Rowlands Pharmacy.

TERMS

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

VAT

All figures are quoted exclusive of VAT.

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 LBTT, registration dues and VAT incurred thereon.

FURTHER INFORMATION & ENQUIRIES

Viewing strictly by appointment via the joint agents:

Reith Lambert
Commercial Property Advisors



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