



## OFFICE PROPERTY

58 JOHN STREET, PENICUIK, EH26 8NE

Ground and first floor office

Situated on main arterial route in the town of Penicuik

Well-presented compartmentalised accommodation with good natural daylighting

107.09 m<sup>2</sup> (1,152 ft<sup>2</sup>)

Offers over £10,000 per annum

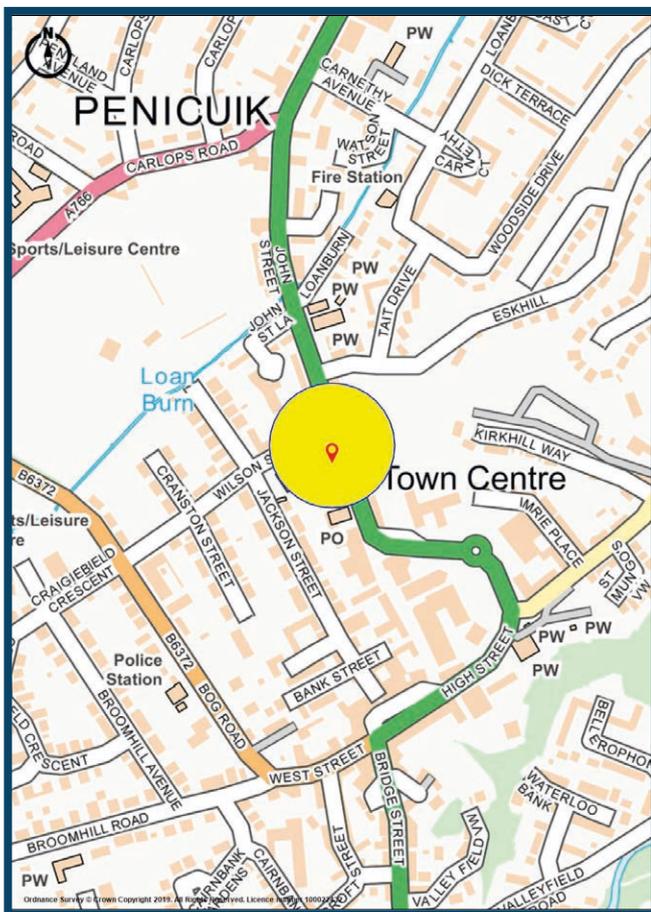
## LOCATION:

The property is situated on John Street which lies to the South of the town of Penicuik. John Street itself is part of the main arterial route running through the town (A701), which links with Edinburgh to the North and the Scottish Borders town of Peebles to the South.

Penicuik lies approximately ten miles South of Edinburgh and is popular with commuters travelling to and from the capital. Penicuik has a population of approximately 16,000 people.

The property itself lies within a mainly residential parade, although a minutes walk away there is the pedestrianised area of the town where there are both national and local operators including Greggs, Lloyds Pharmacy, Vaporised and Optical Express

The approximate location of the property can be shown on the undernoted plan:



## DESCRIPTION:

The property comprises a ground and first floor office premises as part of a larger two storey and attic traditional stone built terraced tenement surmounted by a pitched and slated roof.

Externally the property benefits from a small garden to the front and access is taken through a single pedestrian entrance door which is centrally located. The property also benefits from double glazed UPVC windows which appear to have been recently installed.

Internally the ground floor is laid out to provide compartmentalised office accommodation comprising four separate office rooms and two W/C facilities. The ground floor is constructed by way of solid concrete floors with carpet finish and a mixture of solid and stud walls with a plastered/paint finish and woodchip wall papering. Artificial lighting is provided by way of fluorescent strip lighting.

The first floor is also laid out to provide compartmentalised office accommodation which has been split into five offices and constructed by a mixture of solid and stud walls with plaster and paint finish, there is a suspended timber floors throughout with carpet finish and artificial lighting is provided by way of fluorescent strip lighting.

## ACCOMMODATION:

The accommodation has been measured in accordance with RICS Code of Measuring Practice - 6th Edition and the net internal floor area has been calculated as being approximately:

107.09 m<sup>2</sup> (1,152 ft<sup>2</sup>)

## RATEABLE VALUE:

Reference to the Scottish Assessors' Association website has shown that the current Rateable Value is £7,900 which therefore means that any potential occupiers may benefit from 100% rates relief in line with the Small Business Bonus Scheme.

## RENTAL:

Offers over £10,000 per annum are sought for a negotiable period on a full repairing and insuring lease.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate is available upon request.

## LEGAL COSTS:

Each party will be responsible for their own legal costs.

## FURTHER INFORMATION:

Further information available from the sole selling/letting agents:-

DM Hall LLP  
17 Corstorphine Road  
Edinburgh  
EH12 6DD

Tel: 0131 624 6130 (Agency Department)  
Fax: 0131 477 6016

EMAIL: [oliver.lawson@dmhall.co.uk](mailto:oliver.lawson@dmhall.co.uk),  
[Ross.chinnery@dmhall.co.uk](mailto:Ross.chinnery@dmhall.co.uk)

## VIEWING:

Strictly by appointment with the agents as above.

## IMPORTANT NOTE

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