



TO LET/MAY SELL

RETAIL UNIT

40 Johns Street, Penicuik, EH26 8AB

Highly prominent unit with extensive frontage

Potential for a variety of uses

Within pedestrianised zone with other National retailers

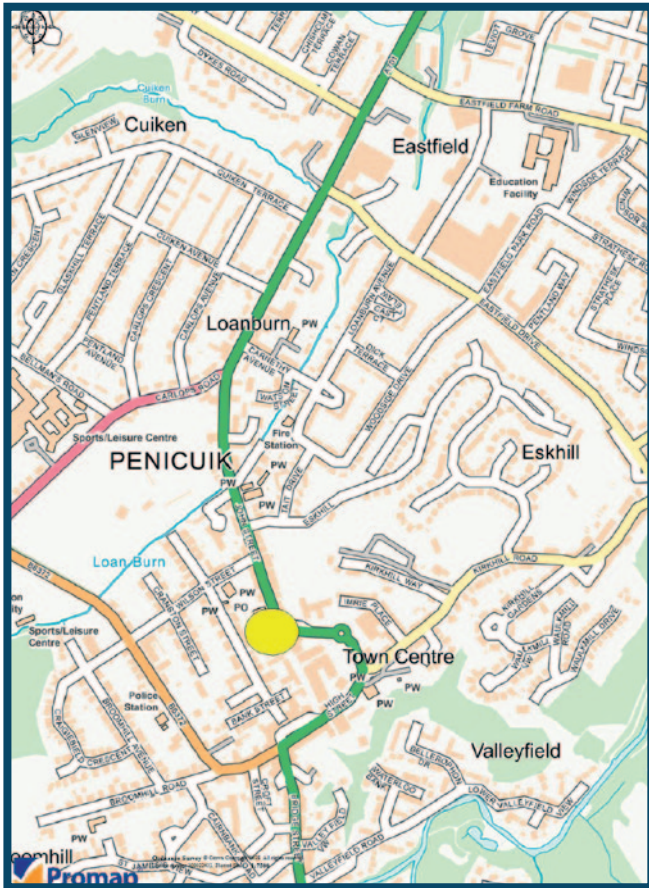
Offers over £37,000 per annum

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 Edinburgh to the north and the town of Peebles in the Scottish borders to the south and beyond.

The subjects lie within the principle shopping thoroughfare of the town which is a pedestrianised section of John Street and has various national and local operators including Oxfam, Greggs, RBS, The Salvation Army, The Job Centre as well as more local traders such as cafés, barbers and takeaways.

The exact location of the premises can be seen on the appended map below:

**DESCRIPTION:**

The subjects comprise a mid-terraced ground and first floor retail unit as part of a two storey brick built property surmounted by a pitched and tiled roof to the front, with the rear extension being under a flat roof. The property also benefits from a large canopy to front elevation.

The subjects occupy a prominent site offering excellent visibility from the large triple frontage, with full height single glazed display windows. Access can be taken through the two aluminium framed and glazed entrance doors which are centrally located.

Internally the property is laid out to provide the main sales area at ground floor level along with further storage facilities to the rear of the property. The subjects also benefit from an internal goods lift.

The first floor can be accessed via two separate staircases situated to the front and rear of the premises and the first floor is laid out to provide further storage facilities as well as staff accommodation and w/c's.

Artificial lighting is provided throughout by way of fluorescent strip lighting.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

NIA 754.48sq m (8121 sq ft)

RATING ASSESSMENT:

From reference the Scottish Assessors Association website the subjects are noted to have a rateable value of £39,500.

SALE TERMS:

Price on application

LEASE TERMS:

Offers over £37,000 per annum are invited for a new full repairing and insuring lease for a negotiable period.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available to upon request.

VAT:

All prices quoted are exclusive of VAT.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the joint letting/selling agents:-

DM Hall LLP
17 Corstorphine Road
Edinburgh
EH12 6DD

TSA Property Consultants
50 Dalmeny Street
Glasgow
G41 2SE

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

0141 237 4324

Email: ross.chinnery@dmhall.co.uk
ross.wilson@dmhall.co.uk

info@tsapc.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: TBC

Date of publication: June 2018

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.