

PROMINENT RETAIL PREMISES

- > LOCATED IN THE HEART OF BIGGAR TOWN CENTRE
- > OFFERS OVER £12,00 PER ANNUM
- > OFFER IN EXCESS OF £125,000 TO PURCHASE
- > PREMISES EXTENDS TO 153 SQM (1,647 SQFT)
- > BENEFITS FROM SMALL BUSINESS RATES RELIEF



TO LET/MAY SELL

84 HIGH STREET, BIGGAR, ML12 6DH

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LOCATION

Biggar is an established Borders town situated on the A702 trunk road which leads traffic south of Edinburgh towards the M74 & the Scottish/English border. The market town is located approximately 15 minutes from Peebles and 30 minutes from Edinburgh. It is a popular commuter town & serves a wide catchment population. The property is located on the south side of the High Street which is the main thoroughfare through the town. Nearby occupiers include, The Orchard, Royal Bank of Scotland, G.O Chartered Accountants and Aroma.

DESCRIPTION

The subjects comprise a lock up retail unit arranged over the ground floor of a three storey traditional mid terraced stone-built premises. The property comprises an extensive sales area with a storeroom, staff room and WC facilities to the rear. Externally the property benefits from a rear fire exit onto the pend and free on street parking immediately outside the property. The premises would be suitable for a variety of uses subject to the necessary consents.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £7,100 per annum which will allow for 100% rates relief subject to the tenants other commercial properties, if any.

EPC

Released on application.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £12,000 per annum.

PRICE

Offers in excess of £125,000.

VAT

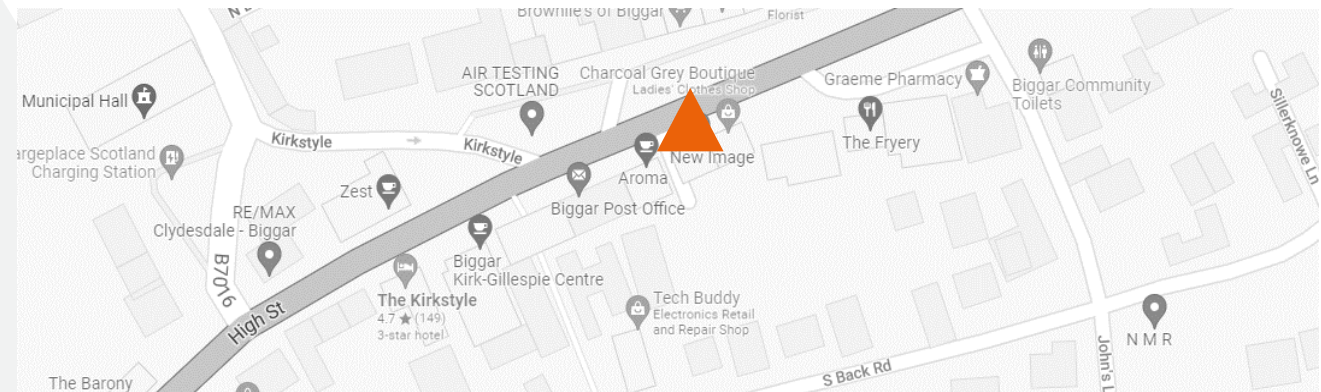
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

ACCOMMODATION	SqM	SqFt
Ground Floor	153	1647
TOTAL	153	1647

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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