TO LET

Unit 15A
Penicuik Shopping Centre
Penicuik EH26 8LE



Retail Unit To Let

Rent: Offers over £30,000 pa

Ground Floor: 2,743 sq ft

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.

Accommodation
The property is arranged over ground floor level comprising the following approximate net internal area:

Ground Floor: 2,743 sq ft / 254.93 sqm

Lease
The subjects are available on a new Full Repairing and Insuring Lease.

Rent
Rental offers over £30,000 pa exclusive of VAT are invited.

Rates
Rateable Value: £22,600
UBR (2026/27): £0.481
Rates Payable: £10,870 pa

Service Charge
The budget service charge for the current financial year is £2,639 .

Planning
The property benefits from having Class 1A consent.

EPC
EPC Report available on request.

Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

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Viewing strictly by appointment through ORINSEN

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