



62 & 64 High Street, Peebles, EH45 8SW

Prime Town Centre Location

- Planning Pending For Hot Food Conversion
- Full Building
- 2,727sq ft
- Rent: £40,000p.a.

LOCATION

The High Street and the surrounding area provide an eclectic mix of uses and both national and local / independent occupiers. Notable occupiers in the immediate vicinity include Boots, Fat Face, RBS and Greggs.

Peebles is an attractive market town situated in an area of outstanding beauty on the banks of the River Tweed and Eddleston Water 23 miles south of Edinburgh. The town is the third largest in the Scottish Borders with a population in excess of 8,000 people and a wide surrounding rural carenment area. It is popular for its accessibility and proximity to Edinburgh and also as a year round tourist destination for its picturesque and unspoilt character. Peebles has a long history dating back to the 12th Century when the town was awarded its status of Royal Burgh. The entire town centre forms part of Lae reeves conservation.

SUBJECTS

The subject comprise 2 commercial units set within a larger 2 storey mixed development of traditional construction surmounted by a pitched roof.

AREA

The subjects have been measured on a net internal area basis and are calculated to extend to the following floor area;

62 High St (William Hill)	64 High St (Cafe)
Ground: 127.67sqm (1,374sq ft)	Ground: 28.74sqm (309sq ft)
1st: 67sqm (721sq ft)	Basement: 30sqm (323sq ft)
Total: 194.67sqm (2,095sq ft)	Total: 58.74sqm (632sq ft)



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PLANNING

Our client has submitted a planning application for change of use to include a hot food consent for restaurant consent, further details available via the marketing agent

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £40,000p.a.

V.A.T

Prices quoted are exclusive of V.A.T.

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

L.B.T.T. & REGISTRATION DUES

Any L.B.T.T. or Registration Dues incurred in the transaction shall be borne by the tenant / purchaser.

VIEWING

By appointment

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.