

40 JOHN STREET, PENICUIK, EH26 8AB



EXTENSIVE RETAIL SPACE

The subjects are situated on the West side of John Street within the pedestrianised area of the street within Penicuik's town centre.

Penicuik is an established market town with a population of over 25,000 persons. Neighbouring occupiers include Oxfam, Greggs, Salvation Army, R.B.S. & Job Centre Plus.

- Town Centre Location
- Extensive Frontage
- Alternative Use Potential
- Ground & 1st Floor
- 9,300sq ft
- Offers Invited



Subjects

The subjects comprise a mid-terrace retail unit within a 2 no. storey retail parade surmounted by a pitched tile roof.

The subjects benefit from extensive triple frontage facing onto John Street, with access via 2 no. aluminium framed glazed doors leading to the main sales area with lighting provided by way of fluorescent stip lighting recessed within a suspended acoustic tile ceiling.

The concrete floors have been covered with ceramic tile within the main sales area with staff tea prep & w.c facilities to the rear with large storage and loading area.

The subjects extend to the rear by way of single storey concrete extension surmounted by a flat roof of what we believe to be bituminous felt.

The first floor is accessed via a single staircase situated to the rear of the demise leading to ancillary storage and w.c. facilities.

AREA

The subjects have been measured on a Gross Internal Area basis to extend to the following

G.I.A. 864sqm (9,300sq ft)

NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV

£39,500

PROPOSAL

Our client is offering the subjects on a new full repairing and insuring lease for a negotiable term. Further information available on request.

V.A.T.

All prices and premiums quoted are exclusive of V.A.T.

E.P.C.

Available on request

Jas Aujla
Will Rennie

TSA Property Consultants
50 Darnley Street, Pollokshields,
Glasgow G41 2SE

T: 0141 2374324
E: info@tsapc.co.uk



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