

TO LET

OFFICE PREMISES

Location within Penicuik,
Midlothian

Offers over £14,000 per annum

100% Small business rates relief

On street parking within close
proximity

Premises extend to 86.89 sqm
(935 sqft)

Suitable for a variety of uses
subject to the appropriate planning
consents



WHAT 3 WORDS



4-6 BANK STREET, PENICUIK, EH26 9BG

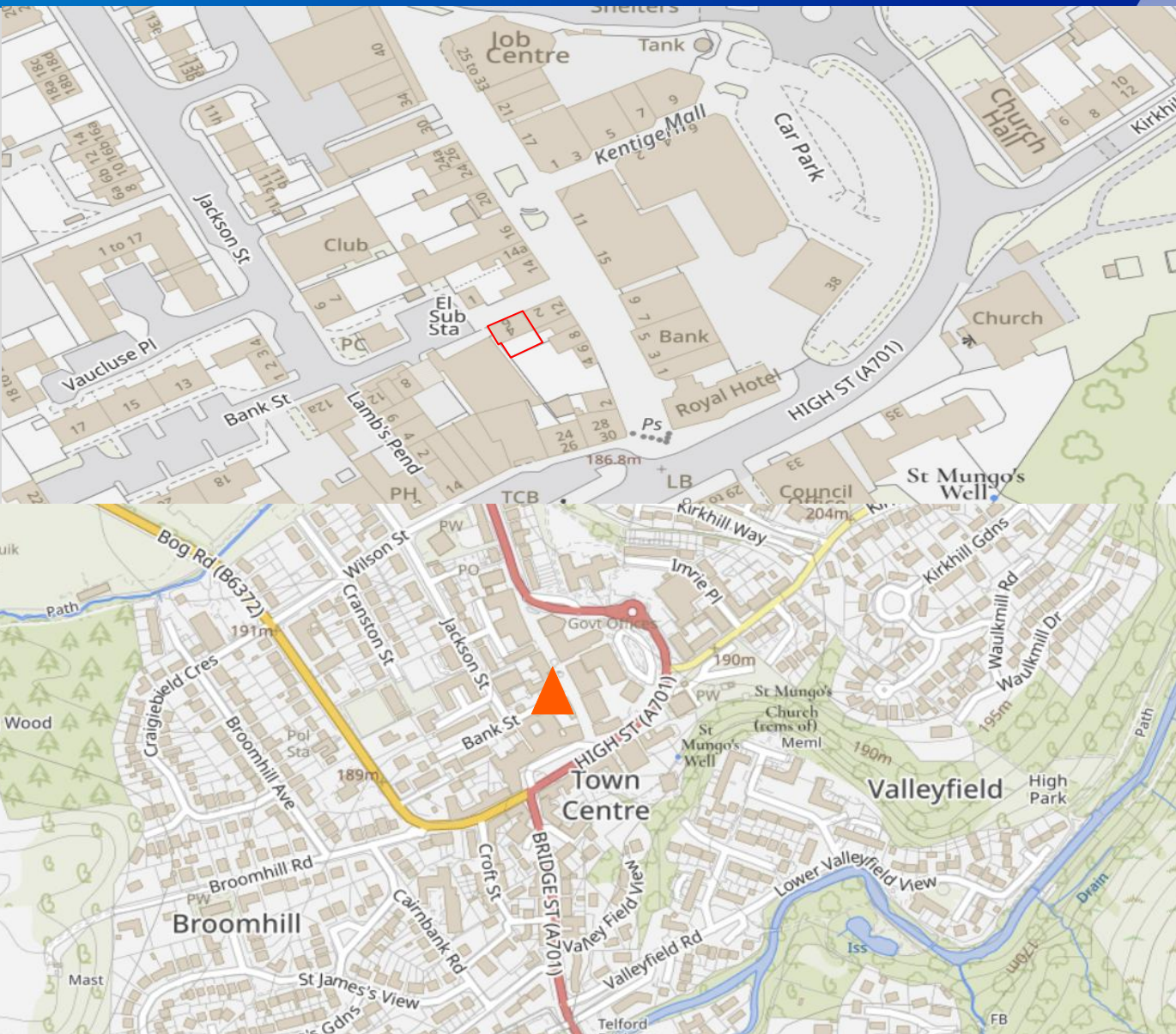
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Location

4-6 BANK STREET, PENICUIK, EH26 9BG



Location

The Midlothian town of Penicuik is situated on the west bank of the River North Esk and east of the Pentland Hills. The popular commuter town has a population of approximately 17,000 residents, and is situated 10 miles south of Edinburgh on the A701 trunk road which connects Edinburgh to Peebles & the rest of the Scottish borders.

More specifically, the subjects are located on the south side of Bank Street in a block bounded by Lambs Pend to the west and John Street to the east within the centre of Penicuik. The surrounding area is home to a mixture of local and national occupiers, including Lidl, Linton Bakes Coffee Shop, Greggs & Neil Maclean Hair Studio.

Office premises within
Penicuik, Midlothian



FIND ON GOOGLE MAPS



Description

The subjects comprises a self-contained office premises arranged over the ground and first floors of an attractive two storey stone built end terraced property surmounted under a pitched and slated roof. The property benefits from two access points to the front elevation as well as a garden space to the rear.

Internally, the ground floor accommodation comprises a large open plan office area that benefits from abundant natural light from both the front and rear windows.

The first floor also has an open plan configuration, and benefits from a tea preparation area, storage and WC facility. The property's open plan configuration would allow for a variety of uses to operate from the space, subject to obtaining the necessary planning consents. We anticipate strong interest not only from Class 4 operators, but also from Class 1A, Class 10, and Class 11 commercial occupiers. Given the property's configuration, it is well-suited to a variety of commercial uses.

Accommodation

Description	m ²	ft ²
Ground Floor	42.00	452
First Floor	44.89	483
TOTAL	86.89	935

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £14,000 per annum

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £5,700 which will allow for 100% rates relief subject to the tenant's other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

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

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **MAY 2025**

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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