

PRELIMINARY DETAILS TO LET

**41-43 HIGH STREET
INNERLEITHEN, EH44 6HD**

NEW HIGH STREET RETAIL PREMISES



41-43 High Street, Innerleithen - NW Elevation

LOCATION

The subjects are situated in a prominent location on the south side of Innerleithen High Street close to the junction with Waverley Road. Innerleithen itself is a popular town situated in the heart of the Scottish Borders lying approximately 6 miles east of Peebles. The town is a well known tourist destination with the nearby Macdonald Hotels Cardrona Golf & Country Club and Innerleithen Mountain Bike Centre.

DESCRIPTION

The subjects are to comprise a new ground floor retail premises. The layout will provide a rectangular layout with option for rear staff facilities. The upper floors will comprise separately accessed flatted accommodation although could potentially provide ancillary accommodation at first floor level. Further details are available on request.

ACCOMMODATION

The proposed accommodation will provide the following:-

Ground Floor Retail 99 sq m 1,066 sq ft

TERMS

The subjects will be available on the basis of a new FRI lease with 5 yearly rent reviews.

RENT

Rent on application.

RATING

The unit will require to be assessed for rating purposes when complete.

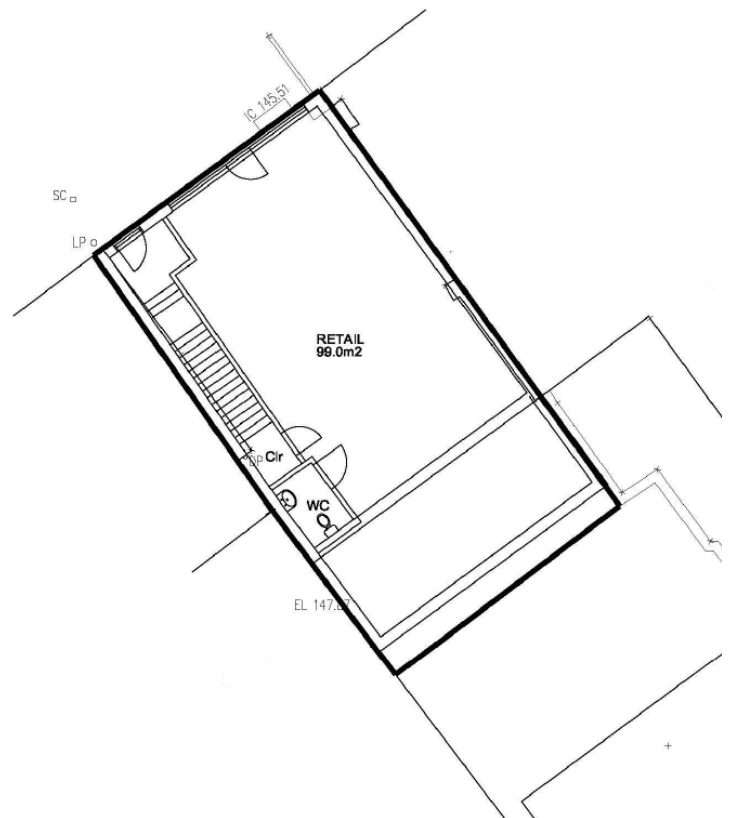
DATE OF ENTRY

On completion/conclusion of missives.

LEGAL COSTS

Each party will be responsible for their own legal costs. Any tenant will however be responsible for Stamp Duty Land Tax, Registration Dues and VAT thereon.

PROPOSED LAYOUT



FURTHER INFORMATION

Please contact Chris Paterson or Keith Burns.

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BURNS AND PARTNERS

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