

TO LET

PRIME RETAIL PREMISES

16 HIGH STREET, PEEBLES, EH45 8SF



Net Internal Area 197 sq m (2,121 sq ft)

LOCATION

Peebles is a busy market town in the Scottish Borders region. The town has a resident population of approximately 8,000 and serves as a retail centre for the surrounding catchment area. Peebles is also a popular commuter base and tourist destination, situated approximately 25 miles south of Edinburgh.

The subjects are situated in a prime location on the north side of the High Street at the eastern end near its junction with Northgate. Surrounding occupiers include Greggs, Help the Aged, Mackays and It's Great Outdoors.

DESCRIPTION

The subjects comprise an attractively shaped ground floor and basement retail unit forming part of a two storey, basement and attic terraced building. Situated to the rear is a single storey extension.

Internally the subjects comprise a clear front sales area accessed by a central entrance door, with staff and storage accommodation to the rear. The current sales accommodation could be expanded easily. The basement area provides additional storage space and emergency access is also situated to the rear.

ACCOMMODATION

The property has the following Net Internal Areas and dimensions:

Gross Frontage:	7.78 m	25 ft 6
Net Frontage:	9.24 m	20 ft 6
Ground Floor Area:	133 sq m	1,432 sq ft
Basement :	64 sq m	689 sq ft
TOTAL:	197 sq m	2,121 sq ft

TERMS

Rental offers in excess of **£37,500 per annum** are sought.

RATES

We understand the property is entered in the Valuation Roll with a Rateable Value of £29,200.

LEGAL COSTS

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

FURTHER INFORMATION

For further information and viewing arrangements please contact:

Chris Paterson or Keith Burns (cp@bap.co.uk or kb@bap.co.uk)

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