ericyoung&co

# Retail

experience ■ judgement ■ service

# TO LET

## Retail/Restaurant Unit

10 Eastgate
Peebles EH45 8AD

## LOCATION

Peebles is a popular market town located in the Scottish Borders, approximately 27 miles south of Edinburgh. The town is a busy commuter town and attracts many tourists due to its historical value. Peebles has a resident population of approximately 9,000 people and a wider catchment area of approximately 20,000 people.

The town has seen strong retailer demand with recent deals concluded with **Fat Face** and **Costa.**

The subject property is situated on the south side of Eastgate which is a continuation of the High Street. Nearby occupiers include **RBS, Boots, Costa** and **Greggs.**

## ACCOMMODATION

The subjects comprise a ground, first and attic floor unit which we calculate extends to the following approximate net internal areas:

| | | |
|---|---|---|
| Ground Floor | 833 sq ft | (77.38 sq m) |
| First Floor Sales | 512 sq ft | (47.56 sq m) |
| First Floor Office | 148 sq ft | (13.75 sq m) |
| Attic | 487 sq ft | (45.29 sq m) |
| **Total** | **1,980 sq ft** | **(183.98 sq m)** |

## LEASE

The subjects are available from September 2016 by way of a new full repairing and insuring lease for a term to be agreed.

## PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority. Class 3 consent has recently been secured.

## RENT

Offers in the region of **£20,000 per annum** exclusive are invited.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£23,900**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£11,137**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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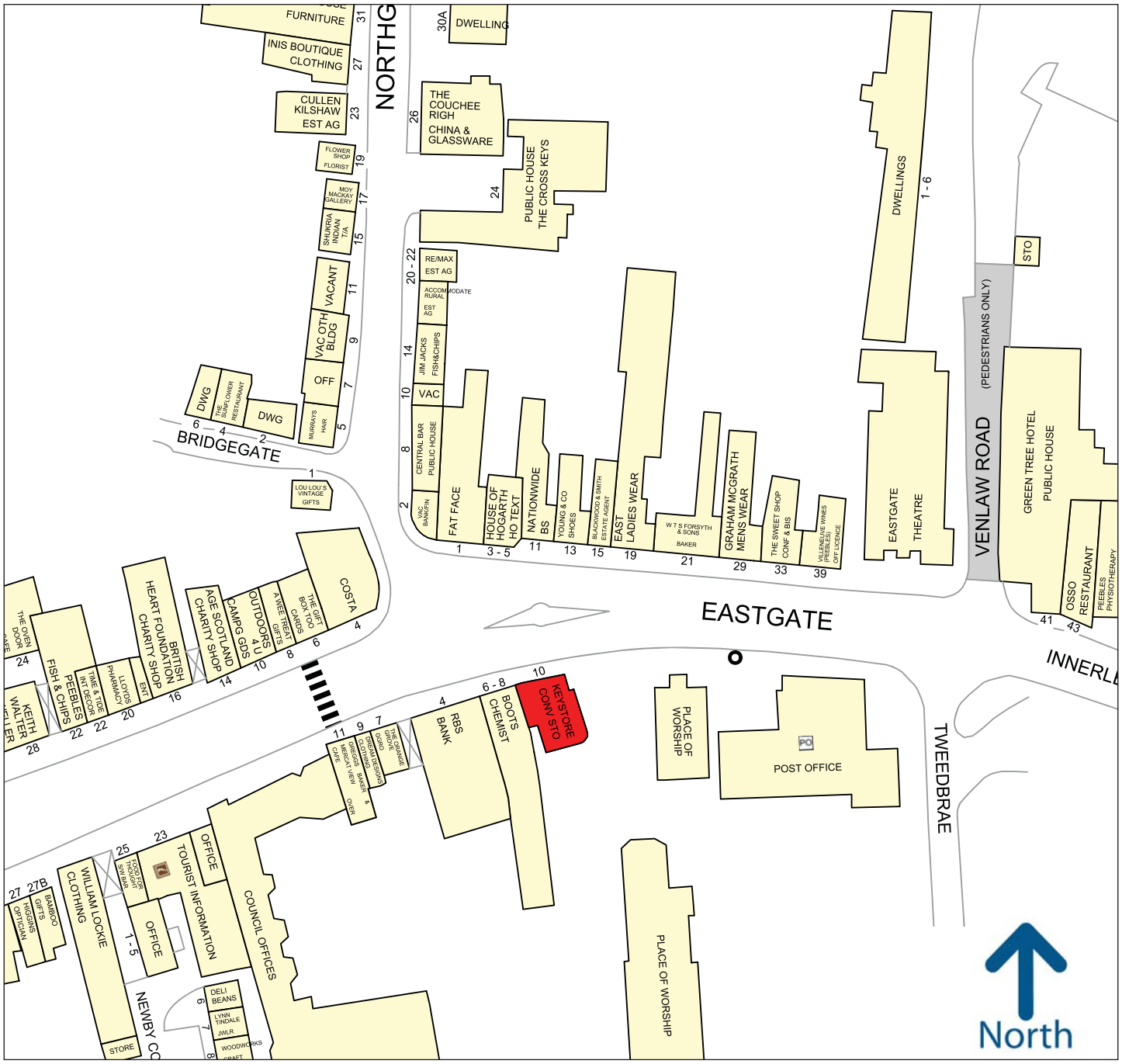


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