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SCOTLAND

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TO LET

21A Old Town, Peebles, Scottish Borders, EH45 8JF

- ✔ Single window shop/office unit with useable basement
- ✔ Prominent location in the heart of Peebles Old Town
- ✔ Suitable for a variety of Class 1A uses
- ✔ Extends to an approximate net internal area of 32.79 sq m (353 sq ft)
- ✔ Rental offers in the region of £800 per month (£9,600 per annum)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Peebles is an affluent market town situated 25 miles south-east of Edinburgh on the banks of the River Tweed in the Scottish Borders.

The subjects are located to the west of the town's High Street on the north side of the A72 just prior to young Street.

Nearby occupiers include British Red Cross, Two Rivers Veterinary Practice, Castle Warehouse and Charcoal Grill.

DESCRIPTION

The subjects comprise a single window shop/office unit with timber frontage arranged over ground and basement of a three-storey tenement.

Internally, the unit is well presented providing open plan space with a high ceiling. Lighting is provided by downlighter set within a ceiling mounted track and the floor covering is a textured

The basement provides good storage space and is accessed via a fixed staircase to the rear of the unit. It has carpet floor coverings, ceiling mounted light fittings and a WC compartment.

ACCOMMODATION

According to our recent measurement survey the approximate net internal area of the subjects is:

32.79 sq m (353 sq ft)

RENT

Our client is seeking rental offers in the region of £800 per month (£9,600 per annum).

RENT REDUCED offers around £700pcm - incentives available.

TERMS

Our client is looking to lease the property on flexible terms for a period to be negotiated.

UTILITIES

The property is served by mains electricity and water.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects has a Rateable Value of £4,700 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is C.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any Land and Building Transaction Tax (LBTT) and Registration Dues.

VIEWING AND FURTHER INFORMATION

By contacting either of the sole letting agents: Allied Surveyors Scotland Ltd.

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