



**ALLIED
SURVEYORS
SCOTLAND**

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FOR SALE

15 Old Town, Peebles, Scottish Borders, EH45 8JF

- ✔ Two single window shops incorporated into one shop
 - ✔ Benefits from two separate entrances
- ✔ 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 70.45 m² (758 sq ft)

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, Castle Warehouse, and Charcoal Grill.

DESCRIPTION

The subjects comprise two single-window retail units, each with its own dedicated entrance, situated on the ground floor of a two-storey traditional building.

Internally, the right-hand unit features a front sales area with a rear section incorporating a storage area, an additional room, and W.C. facilities. The left-hand unit similarly provides a front-facing sales area with a back room and W.C. to the rear. Both units offer a practical layout suitable for a variety of retail or service-based occupiers.

ACCOMMODATION

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

70.45 m² (758 sq ft)

VIEWING AND FURTHER INFORMATION

By prior appointment through the sole selling agent: Allied Surveyors Scotland Ltd.

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PRICE

Our client is seeking offers over £130,000.

UTILITIES

The property is served by mains water and electricity.

TERMS

Heritable (Scottish equivalent to English freehold).

RATEABLE VALUE

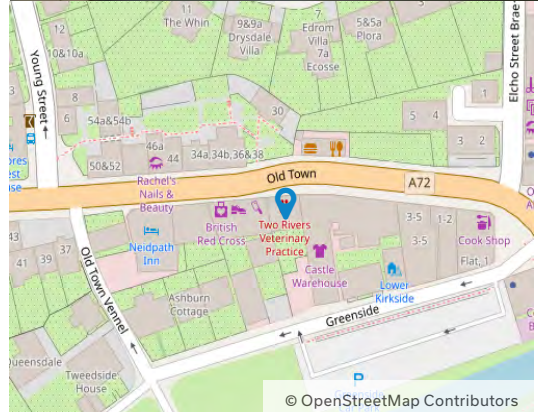
According to the Scottish Assessor's website (www.saa.gov.uk) the subjects has a Rateable Value of £13,400 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound. Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is currently pending.

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.



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