



Premises suitable for variety of uses – restaurant consent applied for
Potential to be amalgamated into single unit

Prime high street location

Rent: On application

Total NIA: Ground 1,700 sq ft / First Floor 906 sqft / Second Floor 642 sqft

Location

Peebles is an attractive market town located in the Scottish Borders, approximately 25 miles south of Edinburgh. The property is located in the heart of Peebles on the south side of the High Street. 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. The subject property is situated on the south side of the High Street. Nearby occupiers include Semi Chem, Costa Coffee, Boots, Greggs, Cancer Research and Rogerson Shoes.

Accommodation

The subjects comprise 2 retail units extending over ground, 1st and 2nd floors within a traditional building with a pitched roof.

The 2 ground floor units can be amalgamated and provide a larger single ground floor unit.

The premises extend to the following approximate areas:

62 High Street

Ground Floor: 1,347 sq ft / 127.67 sqm

First Floor: 906 sq ft / 84.17 sqm

Second Floor: 642 sq ft / 59.64 sqm

64 High Street

Ground Floor: 309 sq ft / 28.74 sqm

Basement: 323 sq ft / 30.0 sqm

62-64 High St (combined ground floor)

Ground Floor 1,700 sqft / 157.93 sqm

Rent

On application

Lease

The subjects are available on a new FRI lease.

Rates

62 High Street

Rateable Value: £26,750

64 High Street

Rateable Value: £10,200

Planning

The subjects currently benefit from Class 1A consent and can therefore be used for retail/office use. A Class 3 Restaurant consent has been applied for. Interested parties are advised to speak directly to the Local Planning Authority.



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To Let

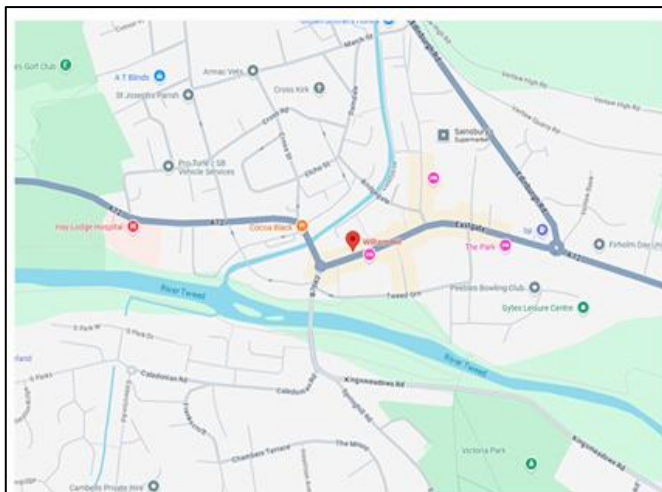
62-64 High Street
Peebles EH45 8SW

EPC

On application

Legal Costs

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

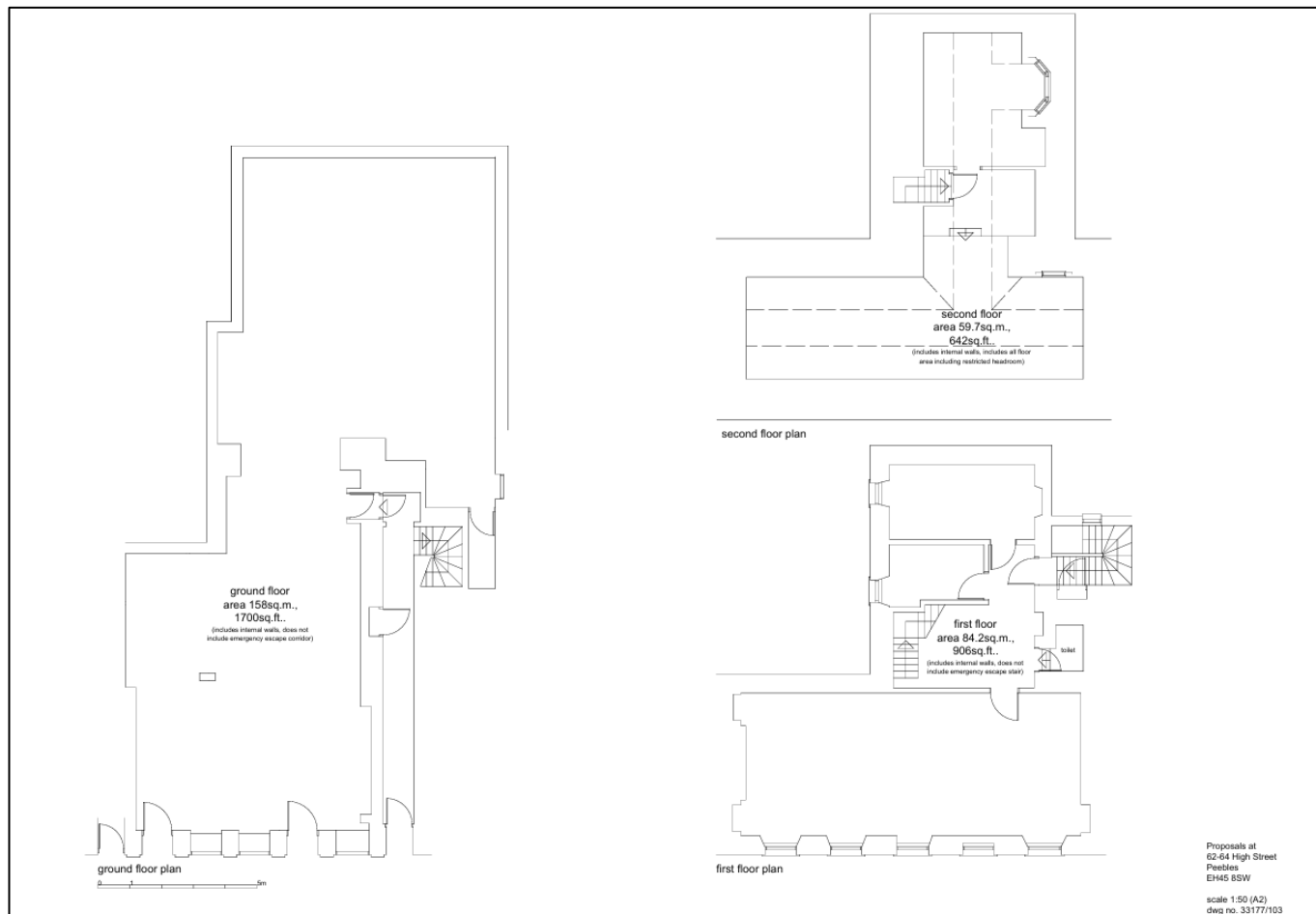




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To Let
62-64 High Street
Peebles EH45 8SW

Plan showing combined ground floor unit



Viewing strictly by appointment with BRITTON PROPERTY

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