



26 HIGH STREET

Penicuik, Midlothian, EH26 8HW



Penicuik, Midlothian

PENICUIK IS SITUATED ON THE A702 TRUNK ROAD APPROXIMATELY 12 MILES TO THE SOUTH OF THE CITY CENTRE. IT HAS A RESIDENT POPULATION OF AROUND 18,000 INHABITANTS AND THE MAIN COMMERCIAL FACILITIES ARE SITUATED ON THE PEDESTRIANISED JOHN STREET A FEW METERS TO THE NORTH AND EAST OF THE SUBJECT PREMISES.

THE PROPERTY ITSELF IS SITUATED ON THE NORTHSIDE OF THE HIGH STREET JUST TO THE WEST OF THE JUNCTION WITH JOHN STREET, IN THE HEART OF THE TOWN, WITHIN EASY WALKING DISTANCE OF A SUPERMARKET AND NUMEROUS OTHER SHOPS.





26 High Street, Penicuik

THE SUBJECTS COMPRISE OF A FIRST FLOOR (FORMER) RESTAURANT WITHIN A TWO-STOREY MID-TERRACED STONE BUILT PROPERTY UNDER A PITCHED AND SLATED ROOF. THE ACCOMMODATION HAS BEEN FITTED OUT AS A FORMER INDIAN RESTAURANT (THE CLIPPERS) WITH AN ENTRANCE VESTIBULE AT GROUND FLOOR LEVEL. ATTRACTIVE STAIRS TO THE MAIN RESTAURANT WITH POTENTIAL FOR AROUND

60 COVERS. A BAR SERVERY. KITCHEN WITH AIR EXTRACTOR DUCTING TO EAVES LEVEL. TWO STORAGE CUPBOARDS. LADIES AND GENTS TOILET FACILITIES. AT THE REAR OF THE PROPERTY IS A METAL FIRE ESCAPE WITH ACCESS TO THE PUBLIC THOROUGHFARE TO THE REAR. FREE ON-STREET PARKING IS AVAILABLE IMMEDIATELY IN FRONT OF THE BUILDING (LIMITED PERIOD ONLY).





AREAS: FIRST FLOOR

RESTAURANT AREA - 100.42M² (1081 SQ. FT.)

KITCHEN - 19.14M² (206 SQ. FT.)

STORES - 11.89M² (128 SQ. FT.)

TOTAL = 131.45M² (1,339 SQ. FT.)

SERVICES: THE PROPERTY IS UNDERSTOOD TO CONNECT TO THE MAINS SUPPLIES OF WATER, GAS AND ELECTRICITY. WE ASSUME THAT DRAINAGE IS CONNECTED TO THE PUBLIC SEWER. IT HAS A MIXTURE OF ELECTRIC AND GAS FIRED CENTRAL HEATING THROUGHOUT. NONE OF THE SYSTEMS, CIRCUITS OR SERVICES HAS BEEN CHECKED OR TESTED BY ANYONE FROM MCEWAN FRASER LEGAL.

RATEABLE VALUE: RATEABLE VALUE - £15,300

TENURE: ASSUMED HERITABLE (SCOTTISH EQUIVALENT OF ENGLISH FREEHOLD)

OCCUPATIONAL LEASES: NONE

RENTAL VALUE: WE BELIEVE THAT THE CURRENT MARKET RENT ASSUMING A LEASE ON A FULL REPAIRING AND INSURING BASIS FOR A NEGOTIABLE TERM SUBJECT TO REGULAR RENT REVIEWS WOULD BE AROUND £15,000 PER ANNUM.

TRADE FIXTURES AND FITTINGS: NOT APPLICABLE

THE BUSINESS: NOT APPLICABLE

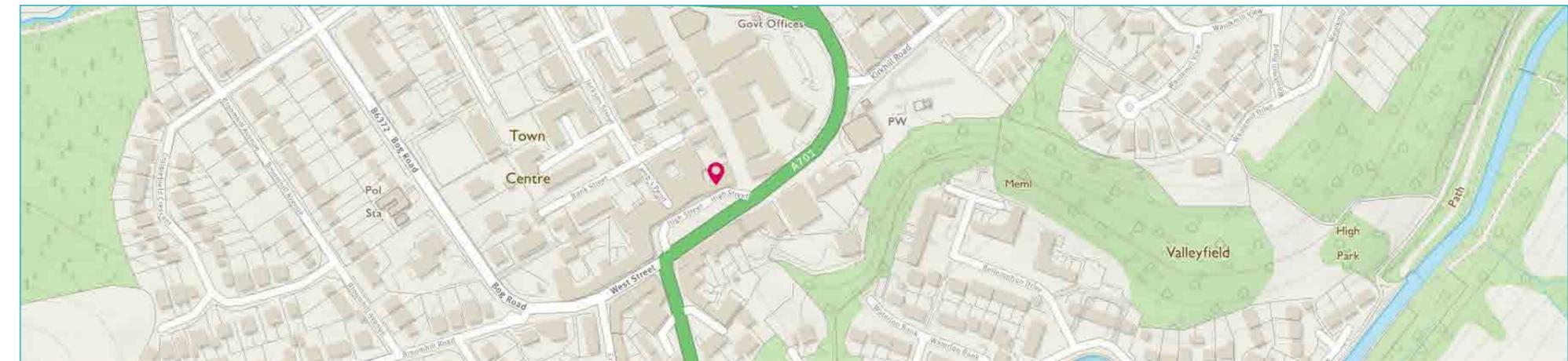
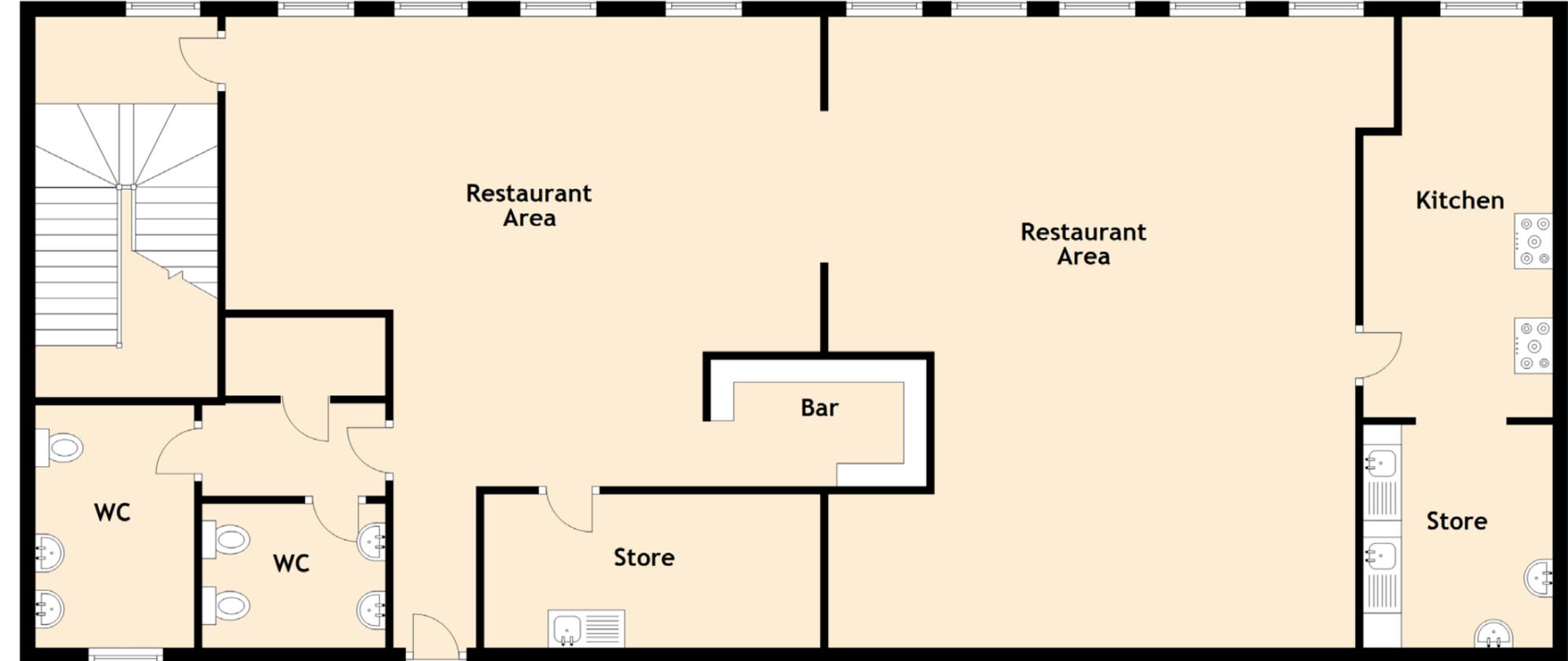


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