

FOR SALE/MAY LET

FULLY REFURBISHED RETAIL SHOP

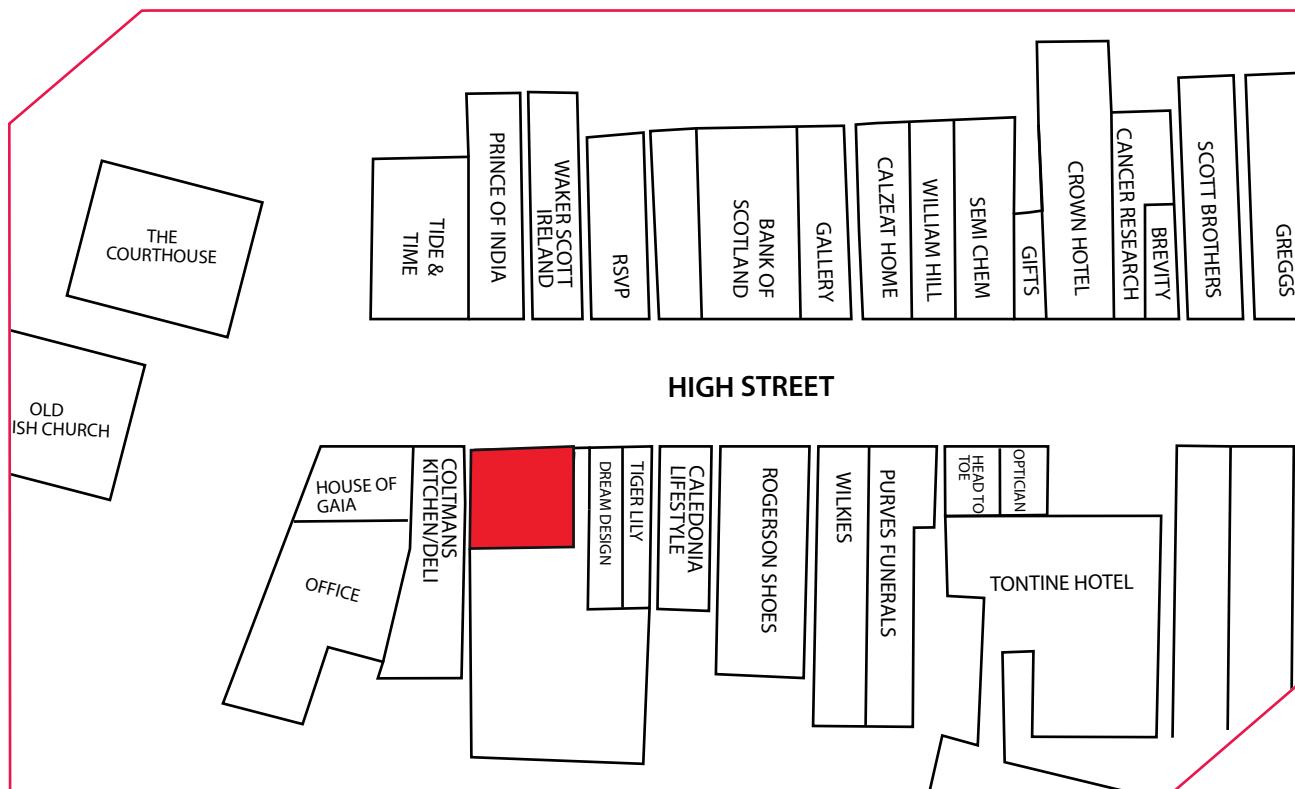
**65-67 HIGH STREET
PEEBLES**



LOCATION

Peebles is an affluent Border town approximately 27 miles south of Edinburgh. The town is a busy commuter location and attracts many tourists due to its attractive High Street and history. Peebles has a resident population of approximately 9,000 people and a wider catchment area of approximately 20,000 people.

The town enjoys strong retail demand. The subjects themselves are situated on the south side of High Street with nearby occupiers including **Rogerson Shoes, Time & Tide, Wilkies** etc.



ACCOMMODATION

The subjects are arranged over ground floor with limited restricted cellar storage (accessed by trap door) extending to the following net internal areas and dimension:

Gross Frontage	38'9"	11.8m
Ground Floor	944 sq.ft.	87.73m ²

SALE PRICE

Offers in excess of £250,000 are invited.

RENT

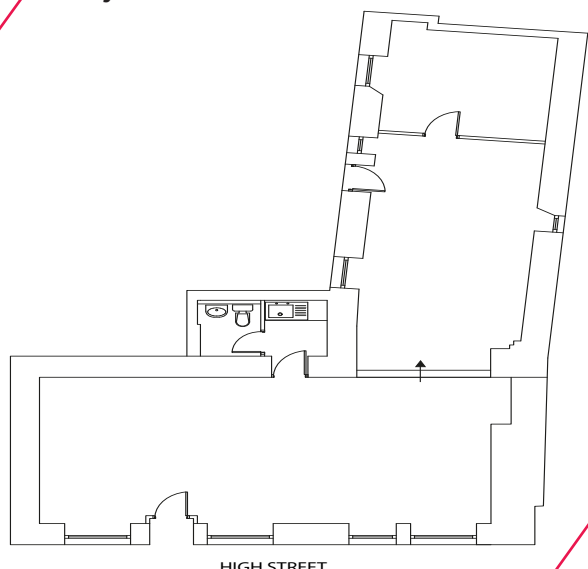
On application.

RATEABLE VALUE

The premises have a rateable value of £17,900. The current rate poundage is 49.8p. Rates payable £8,914.



Layout Plan - nts



PLANNING

The premises currently benefit from Class 1A consent under the Town & Country Planning (Use Classes) (Scotland) Order 1997.

EPC

The property has an EPC rating of G.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the incoming tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

AML

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers which will, at a minimum, include proof of identity, address, and funding. Applicable documentation will therefore be required on agreement of the Heads of Terms.

VAT

Please note VAT is chargeable on the rent.

DATE OF ENTRY

Immediate.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Graeme Brown
Sutherland Brown
205 St. Vincent Street,
Glasgow, G2 5QD
Tel: 0141 221 8242
E-mail: graeme@suthbrown.co.uk

SUTHERLAND BROWN

Chartered Surveyors

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