

FOR SALE

OFFICES WITH POTENTIAL FOR CONVERSION



2A & 4 WEST STREET PENICUIK

FROM 56.17 SQ M (605 SQ FT) TO 130.49 SQ M (1,405 SQ FT)

- Close to Town Centre.
- Potential to Convert to Residential (planning required).

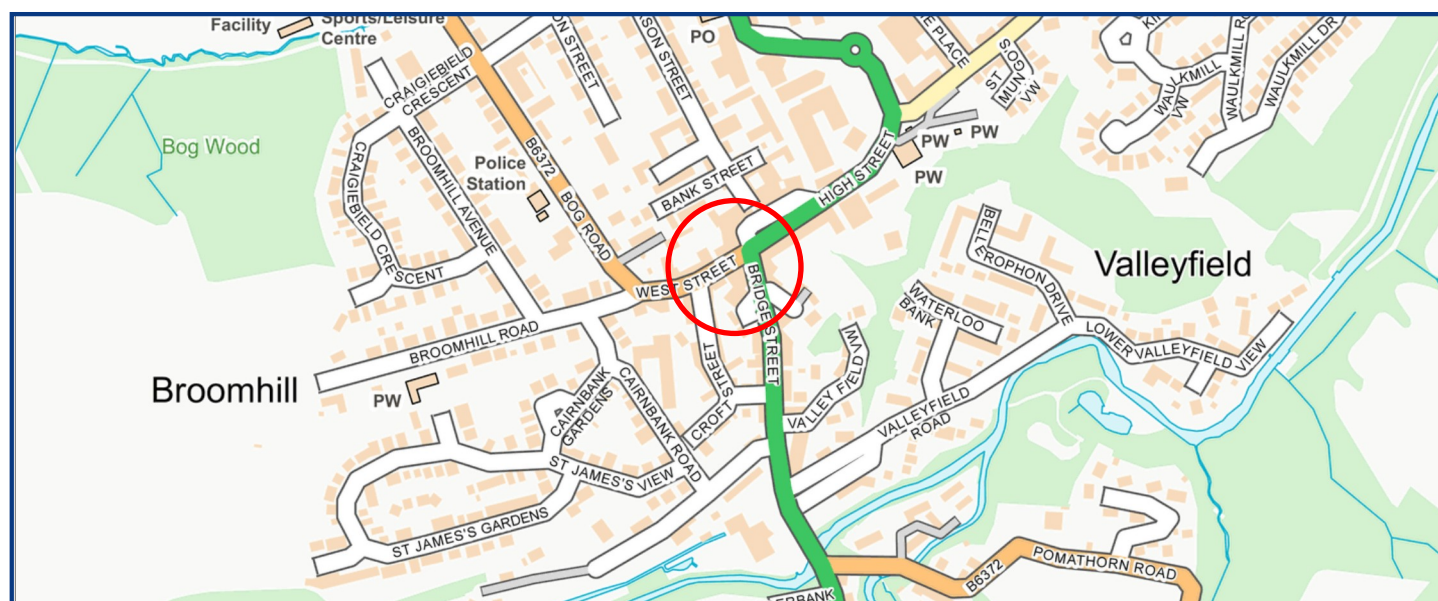
B&S
Burns & Shaw
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SAT NAV:
EH26 9DL

OFFICES WITH POTENTIAL FOR CONVERSION

2A & 4 WEST STREET

PENICUIK, EH26 9DL



LOCATION

Penicuik with a resident population of circa 17,000 people is situated on the A701 approximately 8 miles to the South of Edinburgh City Centre.

West Street lies to the South of the town centre and has direct access to and from the A701 the main arterial route connecting Penicuik to Edinburgh and Peebles. The surrounding area is a mix of residential houses, small shops/commercial properties and the Belgium Consulate.

DESCRIPTION

The subjects comprise two individual properties with sandstone walls under a pitched slate roof with circular turret. The properties are linked at both ground and first floors.

Internally both properties provide cellular accommodation and benefit from a specification including:

- Separate entrances.
- Period features
- Power via wall mounted sockets.
- WC facilities.
- Mixed pendant & spot lighting.
- Kitchen.

ACCOMMODATION

The premises provide the following net internal areas: -

UNIT	SQ M	SQ FT
2a	74.32	800
4	56.17	605
TOTAL	130.49	1,405

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the premises is available on request.

ENTRY

Entry will be upon conclusion of formal legal missives.

LEGAL & ADMINISTRATION COSTS.

The Purchaser will be liable to pay the Council's legal and administration costs incurred in the transaction.

RATEABLE VALUE

The Scottish Assessors Association website show the premises entered in the Valuation Roll as follows: -

DESCRIPTION	RATEABLE VALUE
Arts Centre	£9,500

QUOTING PRICE

Our clients are seeking to sell the heritable interest in the premises either as a whole or individually. For further information, please contact the sole agents.

PLANNING

For all planning enquiries, please email development.management@midlothian.gov.uk

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact: -

Niall Burns: D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk

Bill Adams – 07716 358 540.

