

lot 48

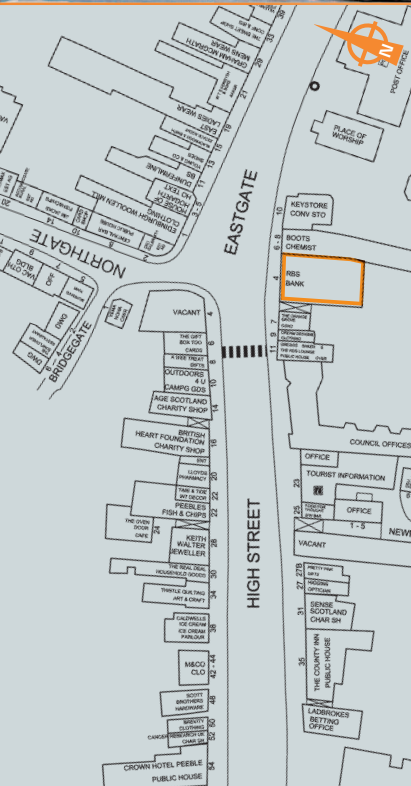
Royal Bank of Scotland, 4 Eastgate
Peebles, Peeblesshire EH45 8SL

Rent
£34,850
per annum
exclusive

Heritable Bank Investment

- Let to The Royal Bank of Scotland plc until 2028 (No breaks)
- Rent reviewed to the higher of Open Market Rental Value or a fixed rental increase of 3.75% in 2021

- Option to extend lease for a further 20 years
- Popular commuter and tourist market town in Scottish Borders
- VAT-free investment



Location

Miles: 22 miles south of Edinburgh
50 miles south-east of Glasgow
Roads: A702, A703, A72, A71, M74 (Junction 13)
Air: Edinburgh Airport

Situation

The Royal Burgh of Peebles lies in the Scottish Borders, 22 miles south of Edinburgh and is a popular and historic tourist and commuter town. The property is prominently situated on the south side of Eastgate close to its junction with G2 Street and adjacent to Boots the Chemist. Nearby occupiers include Greggs, Ladbrokes and Edinburgh Woollen Mill.

Description

The property comprises a banking hall arranged on the ground floor only, forming part of a larger building not included in the sale.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be a single **block viewing** for this property. All interested parties must register their details with the Auctioneers prior to the viewing date and provide identification on site. Please contact Mhairi Jarvis. Email: mhairi.jarvis@acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	193.51 sq m (2,083 sq ft)	THE ROYAL BANK OF SCOTLAND PLC (1)	Approx 22 years from 13/12/2006 until 11/12/2028	£34,850	11/12/2021 (2) 11/12/2026
Totals		193.51 sq m (2,083 sq ft)			£34,850	

- (1) Royal Bank of Scotland has over 17 million customers in the UK and is the largest SME bank in the UK with over 1.1 million customers. (Source: www.rbs.com).
- (2) The lease provides for the rent to be reviewed at the next rent review on 11th December 2021 to the higher of Open Market Rental Value or a fixed rental increase of 3.75%.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)20 7320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

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