

# Lot 41

£30,600 Per Annum  
Exclusive

## 42 - 44 High Street, Peebles, Borders EH45 8SD

Heritable Retail Investment



### Key Details

- Town Centre Location
- Popular commuter and tourist market town in Scottish Borders
- Trading as M&Co on a lease expiring 2028 (1)
- Occupiers closeby include Costa, Greggs, Fatface, Boots and Nationwide

### Location

**Miles:** 22 miles south of Edinburgh  
50 miles south-east of Glasgow  
**Roads:** A702, A703, A72, A721,  
**Rail:** Edinburgh Waverley Station  
**Air:** Edinburgh Airport

### Situation

The Royal Burgh of Peebles on the River Tweed, 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 north side of the busy High Street close to its junction with Eastgate. Nearby occupiers include British Heart Foundation, SemiChem, Bank of Scotland, Costa, Greggs, Fatface, Boots and Nationwide

### Description

The property comprises the ground and basement of a larger building with retail sales at ground floor and ancillary accommodation at basement level. The upper floors are in separate ownership and not included in the sale

### Tenure

Heritable.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

### Viewings

Please contact Mhairi Archibald (07718899341)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	179.39 sq m (1,931 sq ft)	MERIDIAN REALISATION LIMITED (FORMERLY MACKAYS STORES LIMITED IN ADMINISTRATION)(1)	10 years from 13/02/2018 to 12/02/2028	£30,600	
Basement	Ancillary	38.20 sq m (411 sq ft)				
<b>TOTAL</b>		<b>217.59 sq m (2,342 sq ft)</b>			<b>£30,600</b>	

(1) On 4 August 2020, Michael John Magnay and Gavin George Scott Park both of Deloitte LLP were appointed as joint administrators of the tenant, which is now known as Meridian Realisations Limited in Administration. On 4 August 2020, a licence to occupy was granted to M&Co Trading Limited (the entity which purchased the business and assets from Meridian Realisations Limited in Administration). Please refer to the letter from Deloitte LLP dated 12 August 2020 attached to this sale extract and enclosed with the auction pack for further details.



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