



TO LET/MAY SELL

138-140 Easter Road, Edinburgh, EH7 5RJ

Prominent ground floor retail unit

In popular location with high footfall

NIA – 81.59 sq m (878 sq ft)

Offers over £130,000 exclusive

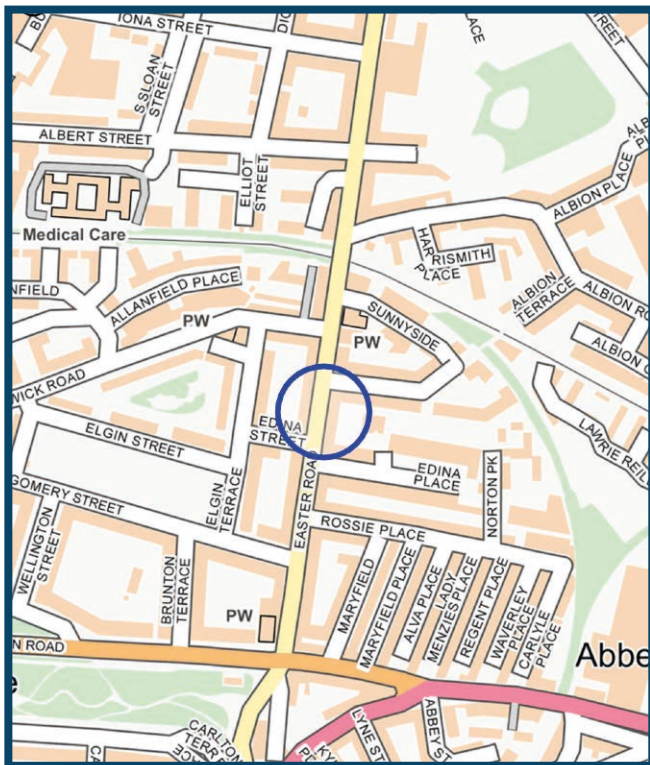
Rent - £15,000 per annum exclusive

LOCATION:

The subjects lie within the Easter Road area of Edinburgh approximately 1 mile north east of Waverly train station and Princes Street.

The property lies on Easter Road, a busy thoroughfare that links the Leith area of Edinburgh with the city centre. The unit is surrounded by other local and national occupiers including a Ladbrokes, Turkish Takeaway and Accountants. As well as this commercial element, there is also a high density of residential units situated on Easter Road and surrounding streets, mainly in the form of traditional stone tenement apartments.

The approximate location of the subjects are shown on the plan below.

**DESCRIPTION:**

The subjects comprise a ground floor retail unit which forms part of a traditional four storey and attic stone built tenement building surmounted by a pitched and slated roof.

The property is a prominent mid terrace unit which benefits from 2 large timber and glazed display windows. Access to the property is gained via a recessed timber framed and glazed entrance door.

Internally, the property is currently laid out to provide the main sales area and customer w/c to the front, leading into a kitchen prep area and staff w/c to the rear.

The property has recently benefited from some internal refurbishment and is presented to a high standard in a 'white box' condition.

ACCOMMODATION:

The premises have been measured in accordance with the RCIS code of measuring practice 6th edition. The floor areas are approximately as follows:

NIA – 81.59 sq m (878 sq ft) or thereby

RATING ASSESSMENT:

According to the Scottish Assessors Association website the property has a Rateable Value of £11,600.

The property qualifies for 100% rates exemption under the Small Business Bonus Rates Relief Scheme.

LEASE TERMS:

Offers of £15,000 per annum are invited with the property being Let on a new Full Repairing and Insuring lease for a negotiable period.

PRICE:

Offers in excess of £130,000 exclusive of VAT are invited for the purchase of our clients outright ownership interest with the benefit of vacant possession.

ENERGY PERFORMANCE CERTIFICATE:

A copy of the Energy Performance Certificate will be made available to interested parties.

VAT:

All prices quoted are exclusive of VAT.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:-

Messrs DM Hall
17 Corstorphine Road
Edinburgh
EH12 6DD

Tel: 0131 624 6130 (Agency Department)
Fax: 0131 624 6188

Email: Ben.mitchell@dmhall.co.uk
Ross.chinnery@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

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