

TO LET

PROMINENT RETAIL UNIT



1 Hutchison Terrace, Edinburgh, EH14 1QB



- **Prominent frontage on popular shopping parade**
- **Vacant double windowed lock up retail unit**
- **Located in the Slateford District of Edinburgh**
- **Offers in excess of £18,500 per annum**
- **Premises extends to 112.80m² (1214ft²)**
- **Major vehicular route with high passing trade**
- **Suitable for a variety of uses**
- **Free on street parking**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
12 Atholl Crescent
Edinburgh
EH3 8HA

Tel: 0131 225 1234

Contact:
Steven Clarke
Email: steven.clarke@shepherd.co.uk

Emily Anderson
Email: emily.anderson@shepherd.co.uk

www.shepherd.co.uk

LOCATION

The property is situated on the corner of the main junction of Hutchison Terrace and Slateford Road, on a small neighbourhood shopping parade opposite Asda supermarket. Hutchison Terrace acts as a main thoroughfare with large volumes of vehicular traffic travelling in and out of the city centre via Lanark road.

Surrounding occupiers include; Asda, The Corn Exchange, Paint Shed, Tanz, William Purves Funeral Directors & Thislekiss Bridal Shop.

DESCRIPTION

The subjects comprise a double windowed lock up retail unit arranged over the ground floor of a 2 storey end-terraced property. Internally the subjects comprise extensive retail space on the ground floor and benefits from a rear office, kitchen/tea preparation area and WC facilities. The unit is currently fitted out as a retail showroom.

ACCOMMODATION

We calculate that the subjects extend to approximately;

Ground Floor	112.80m ²	1214ft ²
Total:	112.80m²	1214ft²

RATEABLE VALUE

The subjects are currently entered as a combined rateable value with 2A Hutchison Terrace and will therefore require a re-valuation of only 1 Hutchison Terrace once a lease is confirmed.

LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £18,500 per annum.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

Released on application.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the ingoing tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VIEWINGS

By Appointment Only.

