

TO LET

GROUND FLOOR OFFICE/RETAIL UNIT



114A Hunterfield Road, Gorebridge, EH23 4TX



- **Bright open plan office/retail unit**
- **Extensive window frontage**
- **Offers over £22,500 per annum**
- **Unit extends to 318.54m² (3,429ft²)**
- **Located in Gorebridge, Midlothian**
- **Disabled access and rear service access**
- **Suitable for a variety of uses subject to consent**
- **Busy retail parade with high levels of passing trade**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
12 Atholl Crescent
Edinburgh
EH3 8HA

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Contact:
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LOCATION

Gorebridge is an established Midlothian commuter town situated on the B704 trunk road which is located just off the A7 which is one of the main vehicular routes which leads a high volume of traffic south of Edinburgh towards the Scottish Borders. Gorebridge is located approximately 15 miles to the south of Edinburgh city centre. The premises is located on the east side of Hunterfield Road, which is the main thoroughfare through the town.

DESCRIPTION

The subject comprises an open plan retail unit arranged over the ground floor of a single storey building. The unit is currently fitted out as a bookmakers which benefits from a sales counter, tea preparation area, two store rooms and WC facilities. Externally there is disabled access at the front of the property, vehicular access to the side and rear service access. Nearby occupiers include Scotmid, Kwei Lin Chinese and Lloyds Pharmacy.

ACCOMMODATION

We calculate that the subjects extend to approximately;

First Floor	318.54m ²	3429ft ²
Total:	318.54m²	3429ft²



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RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £18,200. Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £22,500 per annum.

VAT

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

EPC

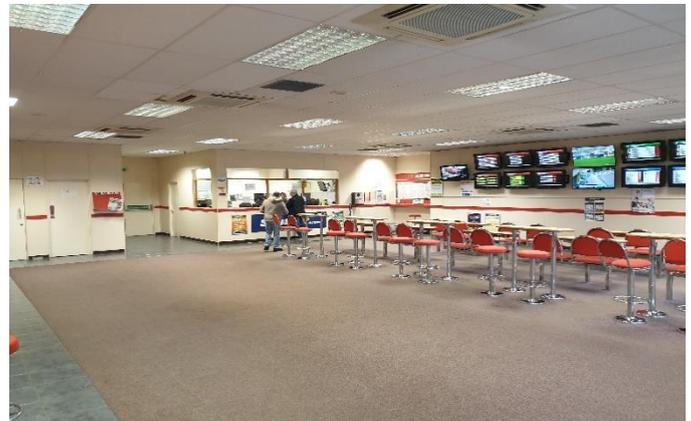
Released on application.

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 SBTT, Registration Dues and any VAT incurred thereon.

VIEWINGS

By Appointment Only.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.