



NICK FARRELL & CO.
CHARTERED SURVEYORS



TO LET - 5,899 TO 33,798 SQ FT

ON THE INSTRUCTIONS OF ARNOLD CLARK

SEAFIELD ROAD EAST, EDINBURGH, EH15 1ED

SUMMARY OF OPPORTUNITY

- Short-term showroom / storage / warehouse premises
- Extensive car parking
- Prominent location
- Available in whole or part
- Units from 5,899 sq ft up to 33,798 sq ft approx
- Flexible lease terms

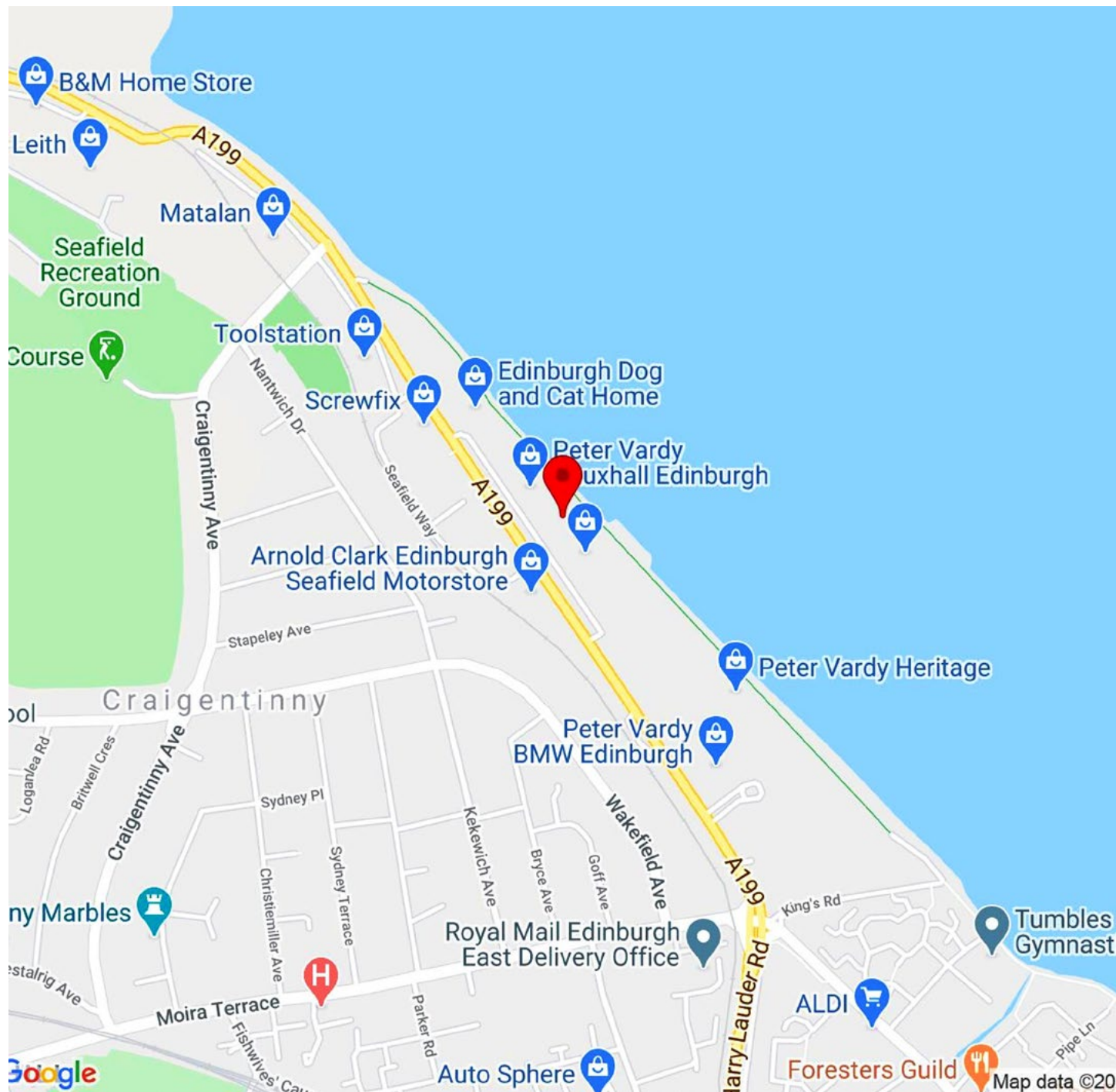


LOCATION

The property is located approximately 3 miles to the east of Edinburgh city centre on the north side of the A99 Seafield Road East, which forms a major thoroughfare linking north Edinburgh to the A1 and the City Bypass to the east.

The Seafield area is recognised as “a motor mile” for car sales, with makes including BMW, Vauxhall, Fiat, Kia, Hyundai, Peugeot, Skoda and Mini together with numerous motorstores and car and rental companies.

The surrounding area also provides a mix of alternative commercial uses with retail warehousing at various points along the length of Seafield Road from Leith in the west to Portobello in the east. Trade counter operators are also strongly represented with Screwfix, Toolstation, Benchmarx, Jewson and Grahams all located within the immediate vicinity.



DESCRIPTION

The property comprises a terrace of modern fully fitted car dealerships benefitting from extensive glass frontages and double height showrooms. Ancillary workshops and office accommodation is also included as well as staff welfare. To the front of the main showroom is a substantial yard/car parking area.



FURTHER INFORMATION

TERMS

The property is available in whole or part on flexible lease terms to be agreed.

QUOTING RENT

On application.

EPC

Current EPC rating available on request.

VAT

VAT will be payable on the rental and all other costs associated with the property.

RATEABLE VALUE

The property is assessed as a "showroom" with the current NAV of £392,000 per annum.

Please note that no rates are payable until May 2020.

Rates to be re-assessed on splitting.



ACCOMMODATION

The front forecourt/yard area extends to circa 0.41 acres approx.

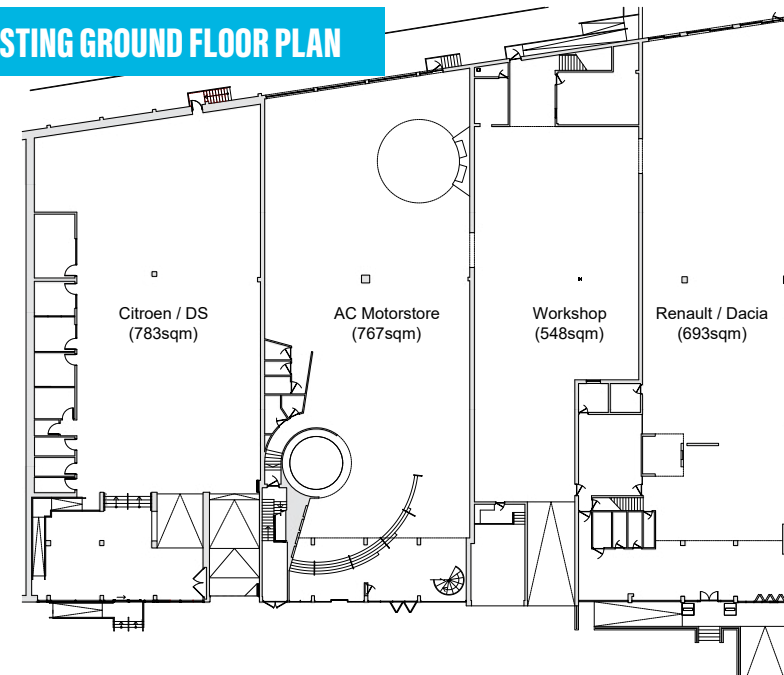
The accommodation comprises of the following:

| NAME | SQ FT | SQ M | AVAILABILITY |
|-------------------------|---------------|-----------------|--------------|
| Unit – 1 – Ground Floor | 8,428 | 782.99 | Available |
| Unit – 1 – First Floor | 1,421 | 132.02 | Available |
| Unit – 2 – Ground Floor | 8,256 | 767.01 | Available |
| Unit – 2 – First Floor | 904 | 83.98 | Available |
| Unit – 3 – Workshop | 5,899 | 548.04 | Available |
| Unit – 4 – Ground Floor | 7,459 | 692.96 | Available |
| Unit – 4 – First Floor | 1,431 | 132.94 | Available |
| TOTAL | 33,798 | 3,139.94 | |

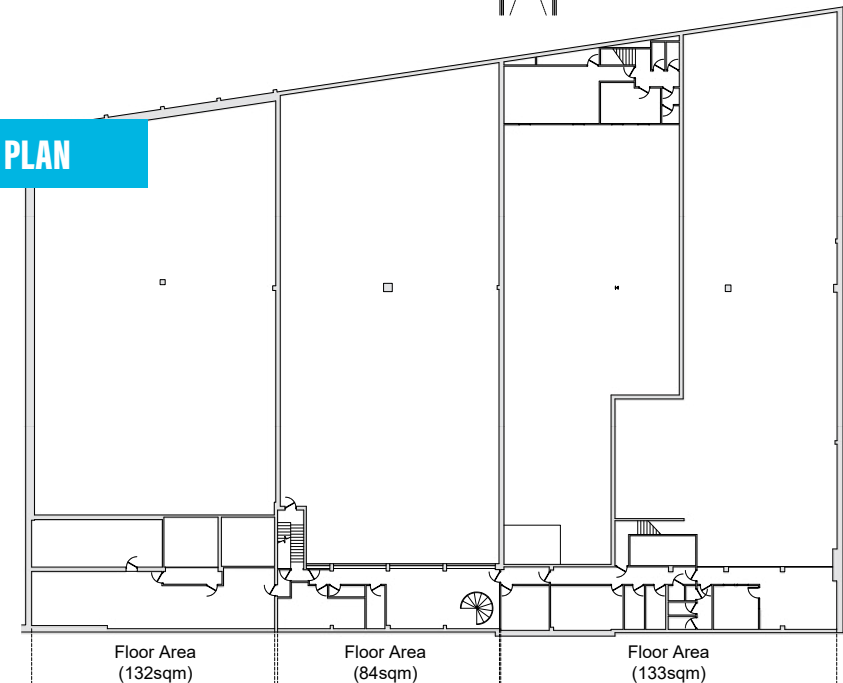
VIEWINGS

Please contact Montagu Evans or Nick Farrell & Co to arrange access.

EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



ENQUIRIES

For further information please contact:



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Misrepresentation Act 1967

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