

# TO LET

## PROMINENT COMMERCIAL PREMISES

35 High Street, South Queensferry, EH30 9HN



- **Prominent commercial premises**
- **Situated in highly sought-after South Queensferry**
- **Premises extends to 168.5m<sup>2</sup> (1814ft<sup>2</sup>)**
- **Offers over £20,000 per annum**
- **Located on main retailing thoroughfare**
- **Potential for class 3 use subject to consents**
- **High levels of pedestrian and vehicular passing trade**
- **Open plan ground floor with potential for basement storage**

**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](mailto:steven.clarke@shepherd.co.uk)

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## LOCATION

The property is situated on South Queensferry's high street, located on the southern shore of the Firth of Forth, approximately 10 miles north of Edinburgh's City Centre. The historic town is positioned between the Forth Road and Forth Rail Bridges which is accessible via the A90 trunk road that connects with the M90 motorway to the north. The M9 and M8 motorway are in close proximity. There are a variety of local and national occupiers nearby, including Picnic Coffee Shop, The Ferry Tap, Dean Properties and William Hill.

## DESCRIPTION

The subjects comprise a class 1/class 2 retail premises arranged over the ground floor of a part single, part two storey end terrace building. Formally a bank, the subjects comprise an open plan front sales area, two meeting rooms, staff room with tea preparation area and WC facilities. The premises would be suitable for a variety of uses and has potential for basement storage, offering a rare leasehold opportunity within the town of South Queensferry.

## ACCOMMODATION

We calculate that the subjects net internal area extends to approximately;

Ground Floor	168.5m <sup>2</sup>	1814ft <sup>2</sup>
<b>Total:</b>	<b>168.5m<sup>2</sup></b>	<b>1814ft<sup>2</sup></b>

## RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £20,700 per annum. 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 rates relief on application by tenant.



## LEASE TERMS

The subjects are being offered on a full repairing and insuring basis incorporating regular rent reviews at offers over £20,000 per annum.

## EPC

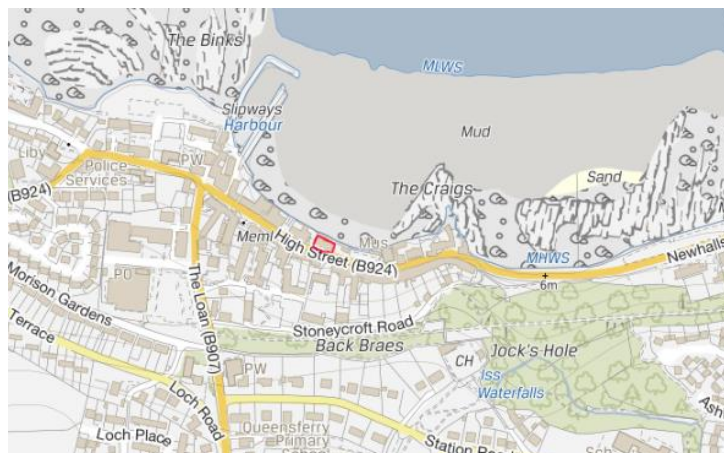
Released on application.

## VAT

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

## LEGAL COSTS

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



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