

TO LET

HIGHLY PROMINENT RETAIL UNIT EDINBURGH

30 London Road, EH7 5BD

Subject to Vacant Possession



Key Highlights

- Situated approximately 1.5 miles north east of Edinburgh City Centre.
- The unit benefits from a highly prominent position on London Road, one of the main arterial routes into the city centre and is within 0.2 miles of Meadowbank Retail Park.
- May be suitable for 100% small business rates relief.
- The premises are located within an attractive neighbourhood parade.
- Occupiers nearby include London Road **Express Convenience Store, Pink Property Services, Abbeyhill Footcare, The Currency Shop, The Edinburgh Shutter Company, Eastside Bikes, Scotbet, Narcissus and Artisan Bar & Lounge.**

SAVILLS EDINBURGH
Wemyss House, 8 Wemyss Place
EDINBURGH EH3 6DH

0131 247 3800

savills.co.uk



savills

Accommodation

The property extends to the following approximate floor areas:

Ground:	1,022 sq ft	94.94 sq m
Basement:	370 sq ft	34.43 sq m
TOTAL:	1,392 SQ FT	129.37 SQ M

Rent

£16,500 per annum.

Tenure

The premises are available on a new 10 year FRI lease, incorporating a 5 yearly upward only rent review.

Rates

The property is entered into the valuation role as follows:

Rateable Value:	£13,400
UBR (2020/21):	£0.498
Rates Payable:	£6,673 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

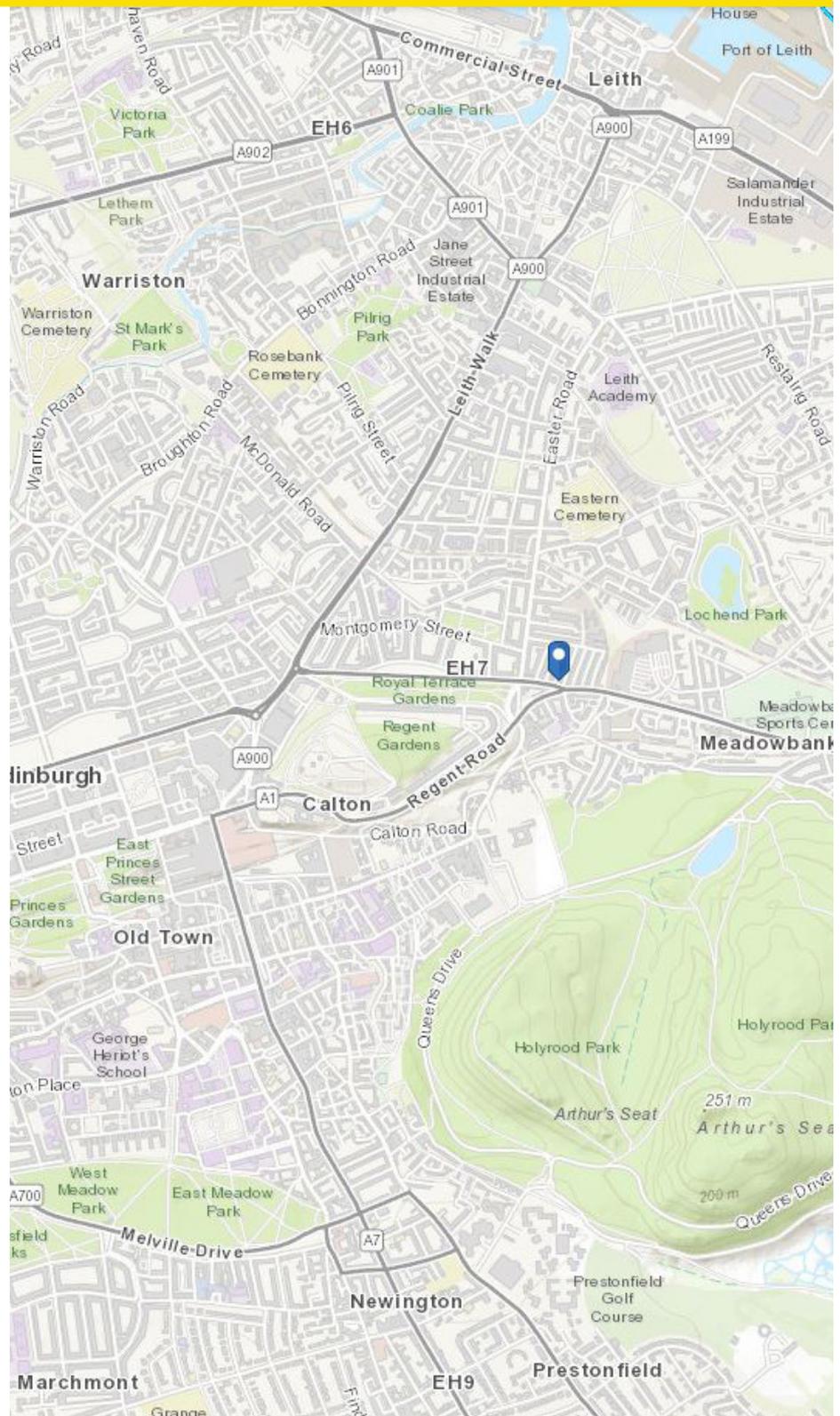
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Full Energy Performance Certificate available on request.

Further Information and Viewing

Further information is available upon request. Viewing is strictly by appointment with Savills.



Contact

Charlie Hall
+44 (0) 131 248 3705
charlie.hall@savills.com

Isla Monteith
+44 (0) 131 247 3758
isla.monteith@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | June 2020

savills