

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

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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

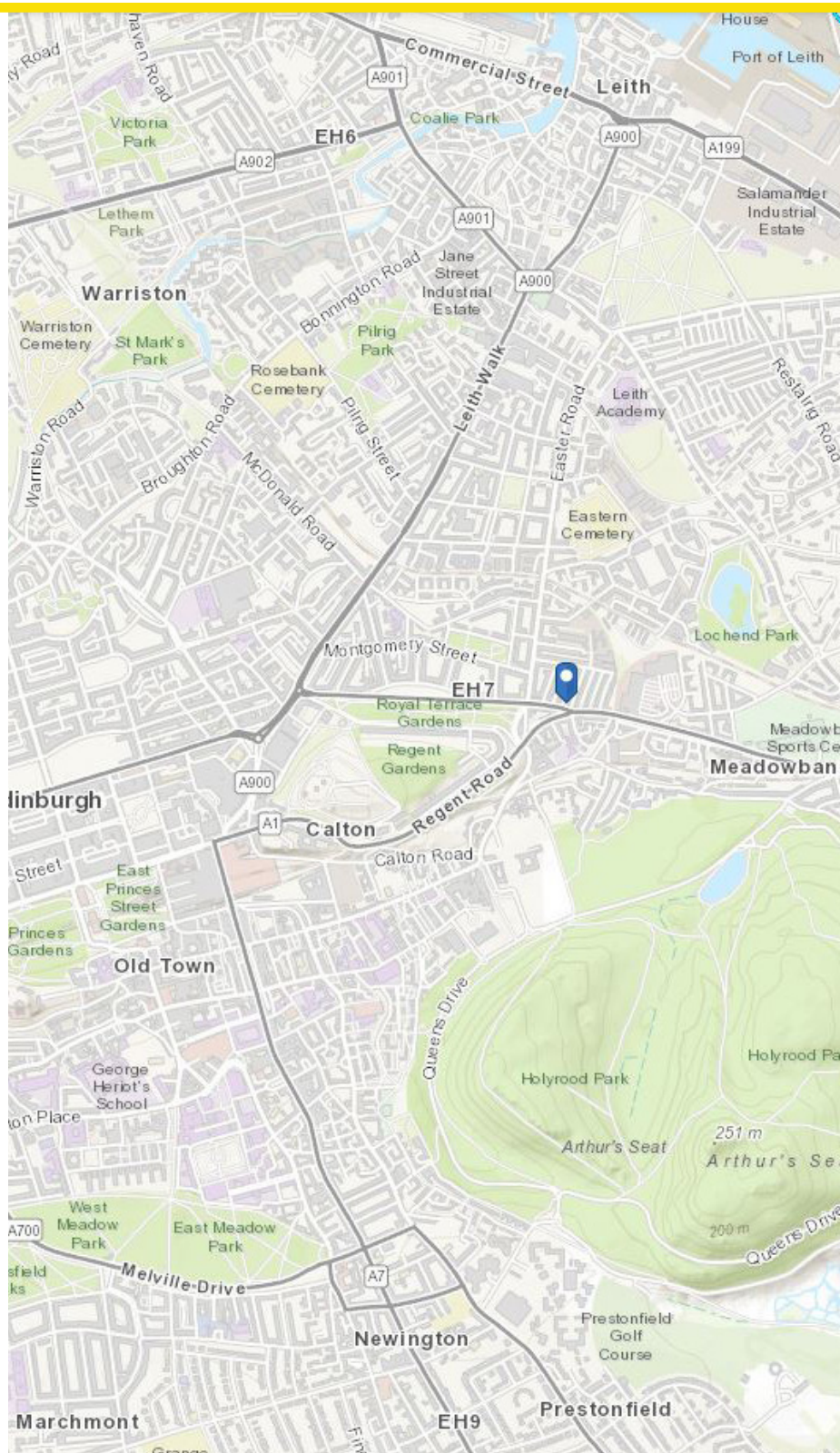
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

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