TO LET

Prominent Corner Retail/Office Unit



128 Newhaven Road, Edinburgh, EH6 4BR



- Prominent Corner Ground & Basement Retail Premises
- Located in the Trinity area of Edinburgh
- Offers in excess of £13,000 per annum
- Premises extends to 93m² (1,001ft²)
- Triple windowed retail unit for corner exposure
- Benefits from small business rates relief
- Large vehicular and pedestrian passing trade

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

Emily Anderson

Email: emily.anderson@shepherd.co.uk

www.shepherd.co.uk

DUNDEE • ABERDEEN • AYR • COATBRIDGE • CUMBERNAULD • DUMFRIES • DUNFERMLINE • DUNDEE • EAST KILBRIDE • EDINBURGH • FALKIRK • FRASERBURGH • GALASHIELS • GLASGOW • GLENROTHES • GREENOCK • HAMILTON • INVERNESS • KILMARNOCK • KIRKCALDY • LIVINGSTON • MONTROSE • MOTHERWELL • MUSSELBURGH • PAISLEY • PERTH • PETERHEAD • SALTCOATS • ST ANDREWS • STIRLING

VALUATION • SALES AND LETTING • ACQUISITION • RENT REVIEW • INVESTMENT • DEVELOPMENT • RATING • BUILDING SURVEYING • PROPERTY MANAGEMENT



LOCATION

The subject property is located on Newhaven Road, at the junction with Ferry Road within Edinburgh's Trinity district. Ferry Road is a main thoroughfare linking traffic between the city centre and Leith and benefits from major bus links across the city. The Trinity area benefits from a mix of local and national retailers as well as being an affluent residential area.

DESCRIPTION

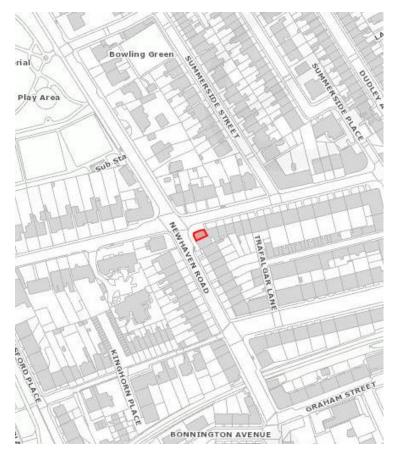
The subject property comprises a prominent corner retail unit arrange over the ground and basement floors of a corner 4 storey tenement. Internally the premises consists of an extensive shop floor, two rear office/storage rooms, WC facilities and basement storage. Nearby occupiers include Wilson Ward Solicitors, Veterinary Surgery, Tempas4 Office and Water Babies Edinburgh.

ACCOMMODATION

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

> Ground Floor 84.88m² 914ft² Basement 8.12m² 87ft²

Total: 93.00m² 1,001ft²



RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £7,300 per annum.

LEASE TERMS

The subjects are offered on a full repairing an insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £13,000 per annum.

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

Released on application.

LEGAL COSTS

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

VIEWINGS

By Appointment Only.







Steven Clarke

E-mail: steven.clarke@shepherd.co.uk

Emily Anderson E-mail: Emily.anderson@shepherd.co.uk

Tel: 0131 225 1234

www.shepherd.co.uk

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 I & 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