

RETAIL PREMISES

- > PROMINENT GROUND FLOOR & BASEMENT PREMISES
- > LOCATED IN THE GORGIE DISTRICT OF EDINBURGH
- > OFFERS OVER £10,500 PER ANNUM
- > PREMISES EXTENDS TO 78.94 SQM (850 SQFT)
- > HIGH LEVELS OF PEDESTRIAN AND VEHICULAR TRAFFIC
- > BENEFITS FROM SMALL BUSINESS RATES RELIEF



TO LET

264 GORGIE ROAD, EDINBURGH, EH11 2PP

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LOCATION

The property is situated on the north side of Gorgie Road which is one of Edinburgh's most well-established secondary retail locations. Located approximately 1½ miles to the west of Edinburgh's city center the property benefits from extremely high levels of vehicular & pedestrian passing traffic leading into the central business district. The surrounding neighbourhood consists of a mixture of residential and commercial occupiers including William Hill, Hospice of Hope, The Salvation Army & Pound Stretcher.

DESCRIPTION

The subjects comprise a prominent retail premises arranged over the ground floor & basement of a four storey tenement building. The premises comprises an open plan sales area and tea preparation area on ground floor. The basement benefits from a walk-in fridge/freezer, storeroom & WC facilities. The property would be suitable for retail use or alternatively, office or café use subject to the necessary planning consents.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £7,300 per annum which will allow for 100% rates relief subject to the tenants other commercial properties, if any.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £10,500 per annum.

EPC

Released on application.

VAT

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

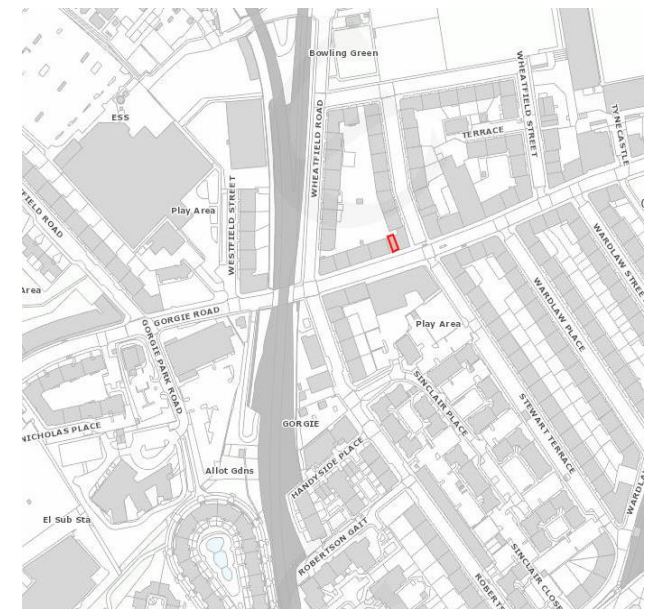
LEGAL COSTS

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.



ACCOMMODATION	SqM	SqFt
Ground Floor	42.06	453
Basement	36.88	397
TOTAL	78.94	850

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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