



# FOR SALE

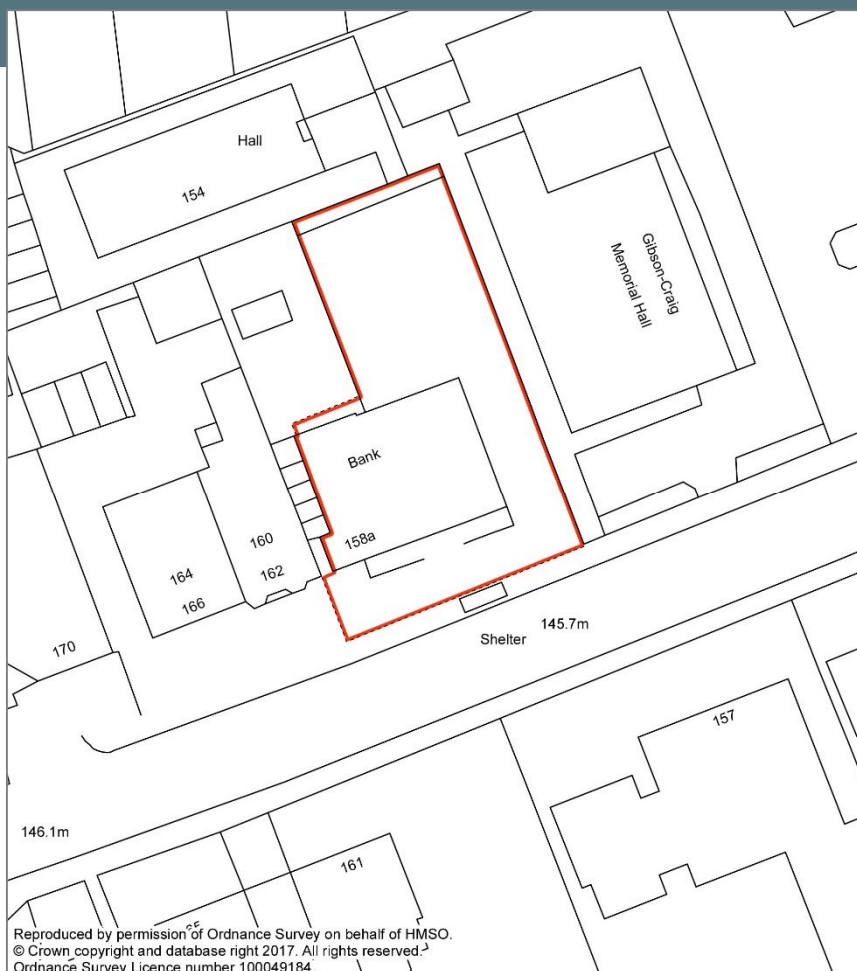
## PROMINENT UNIT

### Ground Floor Area 2,139 sq.ft. (198.74 sq.m.)

158 Lanark Road West, Currie, Edinburgh EH14 5NY

- Centrally located in Currie on the A70 Lanark Road West
- The premises comprise a former Bank of Scotland on ground floor only and are immediately adjacent to a Lloyds Pharmacy
- The premises benefit from on street parking to the front of the premises
- There is a mix of local retailers with a Sainsburys Local/petrol station nearby

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## Areas

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## Tenure

Freehold.

## Price

Offers in excess of £450,000

## New Lease

£42,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings for a new Full Repairing & Insuring lease.

## Rates

Rateable Value £24,600 (including car park)

## EPC

G182

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing

Strictly through the agent:

Peter Burke

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