

# TO LET

## CLASS 1A PREMISES

Located in the Marchmont district of  
Edinburgh

Offers over £12,500 per annum

Large glazed frontage suitable for  
excellent exposure and branding  
opportunities

100% small business rates relief

Premises extend to 78.31 sqm (842 sqft)

Suitable for a variety of occupiers  
subject to the necessary planning  
consents



WHAT 3 WORDS



21 SCIENNES ROAD, EDINBURGH, EH9 1NX

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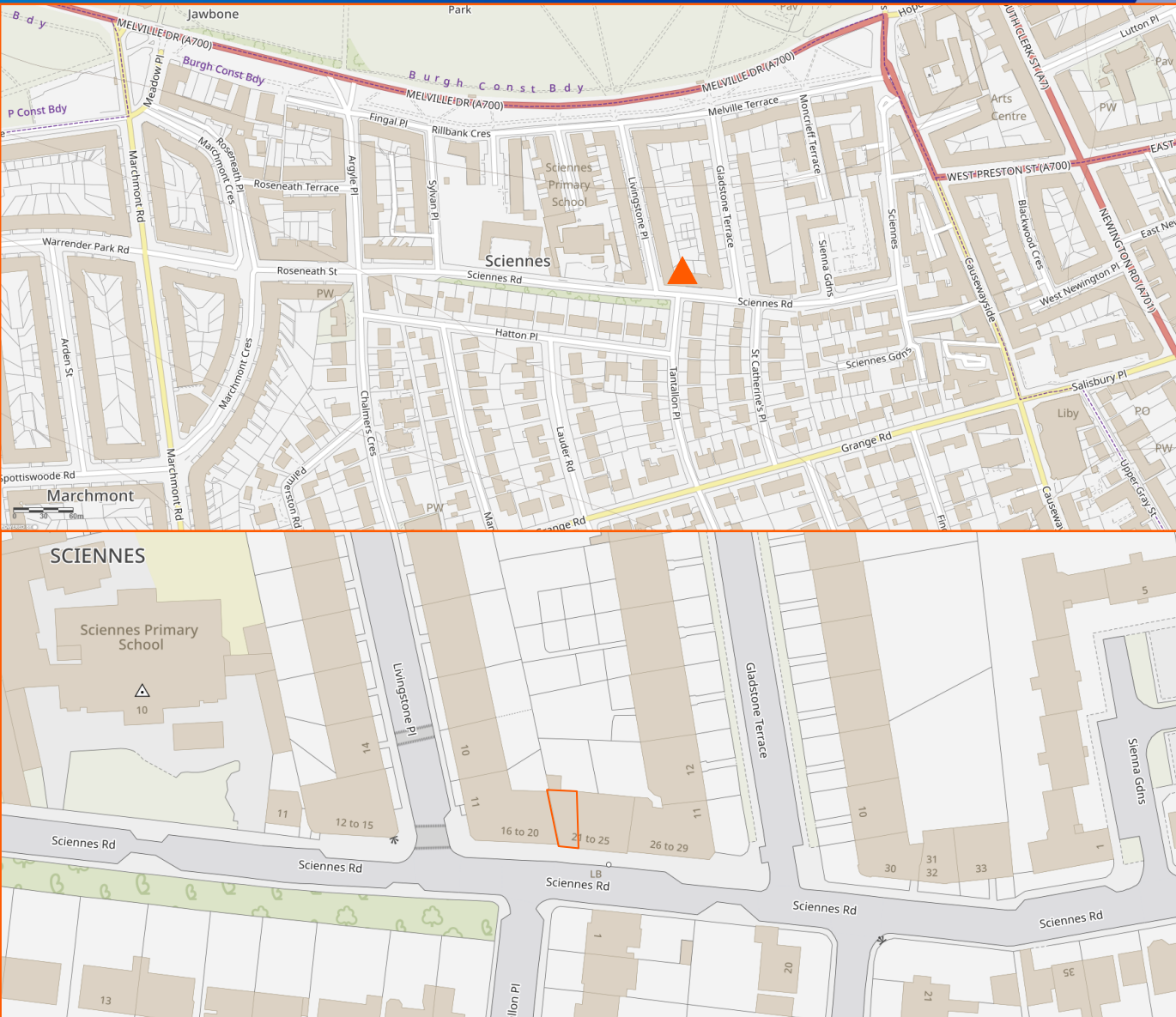
# Location

21 SCIENNES ROAD, EDINBURGH, EH9 1NX

## Location

The premises are located within the Marchmont district of Edinburgh, situated approximately 1.5 miles to the south of Edinburgh's city centre. The property is positioned on a well established secondary retail parade on the east side of Sciennes Road, near the junctions with Gladstone Terrace and Livingston Place to the west.

The local area is a well known affluent suburb within an extremely popular residential location for students, young professionals and families. The property benefits from being within close proximity to the meadows as well as Edinburgh University. The nearby occupiers include Pomelo restaurant, Elliot's Café and Victor Hugo Deli.



**Rarely available leasehold opportunity  
in Edinburgh Southside**



Virtual Tour



# Description

21 SCIENNES ROAD, EDINBURGH, EH9 1NX



## Description

The subjects comprises of a well-presented Class 1A premises arranged over the ground and basement floors of a four-storey and basement traditional tenement building. The property benefits from a large glazed frontage, allowing natural light to flow throughout the premises, as well as offering excellent branding opportunity.

The property benefits from a bright front shop area that is complimented by a back shop and WC facility. The basement, which is accessed via a hatch door, provides additional storage. The flexible space is suitable for a variety of uses, including professional servicers, retail, office or café.

## Accommodation

| Description  | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 41.52          | 446             |
| Basement     | 36.79          | 396             |
| <b>TOTAL</b> | <b>78.31</b>   | <b>842</b>      |

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

## Rent

Offers over £12,500 per annum.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £7,400, which qualifies for small business rates relief, subject to tenant circumstance.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

The property is not elected for VAT.

## Legal Costs

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



## Get in Touch

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



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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