

TO LET

PROMINENT RETAIL UNIT



2A Hutchison Terrace, Edinburgh, EH14 1QB



- **Vacant retail unit on popular shopping parade**
- **Located in the Slateford District of Edinburgh**
- **Offers in excess of £14,000 per annum**
- **Premises extends to 71.72m² (772ft²)**
- **Free on street car parking**
- **Major vehicular and pedestrian passing trade**
- **Suitable for a variety of uses**
- **Potential to benefit from small business rates relief**

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
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LOCATION

The property is situated on the east side of Hutchison Terrace, just north of the junction with Slateford Road, located on a small neighbourhood shopping parade opposite Asda supermarket. Hutchison Terrace acts as a main thoroughfare with large volumes of vehicular traffic travelling in and out of the city centre via Lanark road.

Surrounding occupiers include; Asda, The Corn Exchange, Paint Shed, Tanz, William Purves Funeral Directors & Thislekiss Bridal Shop.

DESCRIPTION

The subjects comprise a vacant ground floor retail unit arranged over the ground floor of a 2 storey end-terraced property. Internally the subjects benefit from an open plan sales area, kitchen/tea preparation and WC facilities to the rear. The unit is currently fitted out as a retail showroom.

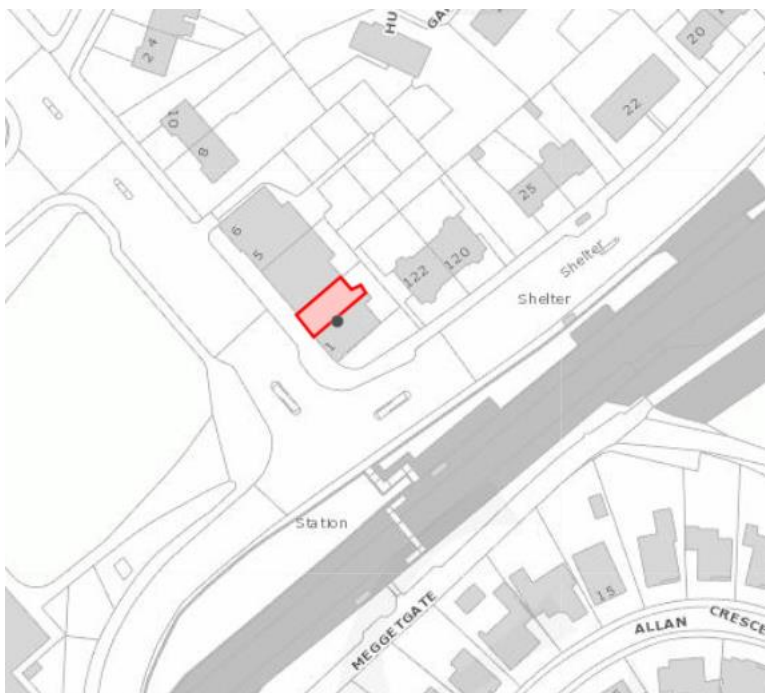
ACCOMMODATION

We calculate that the subjects extend to approximately;

Ground Floor	71.72m ²	772ft ²
Total:	71.72m²	772ft²

RATEABLE VALUE

The subjects are currently entered as a combined rateable value with 1 Hutchison Terrace and will therefore require a re-valuation of just 2A Hutchison Terrace once a lease is confirmed.



LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £14,000 per annum.

VAT

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

EPC

Released on application.

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.

VIEWINGS

By Appointment Only.

