

# 497 Calder Road



Retail



## EDINBURGH EH11 4AW

**TO  
LET**

- Excellent Transport Links
- Free Parking To The Rear Of The Property
- Large Glazed Frontage
- Open Plan Sales Area
- Extends To 72 Sq M (774 Sq Ft)

# 497 Calder Road EDINBURGH

## Location

The subjects are located within the Sighthill area of Edinburgh which is situated 2 miles to the south west of the city centre. The property benefits from excellent transport links being in close proximity to the A71 Calder Road one of the main arteriole routes to and from the city centre and the west. The surrounding area includes mainly residential properties but the subjects lie within a small retail parade known as Sighthill Shopping Centre.

## Description

The subjects comprise of a ground floor brick constructed property held under a flat felt roof. The property is situated within the Sighthill Shopping Centre and benefits from free parking to the rear of the shopping centre. The subjects benefit from a large glazed frontage and are accessed via a recessed pedestrian door.

Internally the property comprises of open plan sales area with further storage, WC and kitchenette accommodation to the rear. The subjects also benefits from free parking to the rear of the unit.

## Accommodation

According to our calculations from measurements taken from previous file notes we estimate the subjects extend to the following approximate net internal areas:

**Total: 72 Sq M    774 Sq Ft**

## Rent

**£9,500** per annum

## Rateable Value

According to the Scottish Assessors Association we have been advised the subjects have a rateable value of **£8,000**. The current Uniform Business Rate is £0.466, excluding water and sewage, which are levied separately.

**The property qualifies for 100% Business Rates Relief under the Small Business Bonus Scheme.**

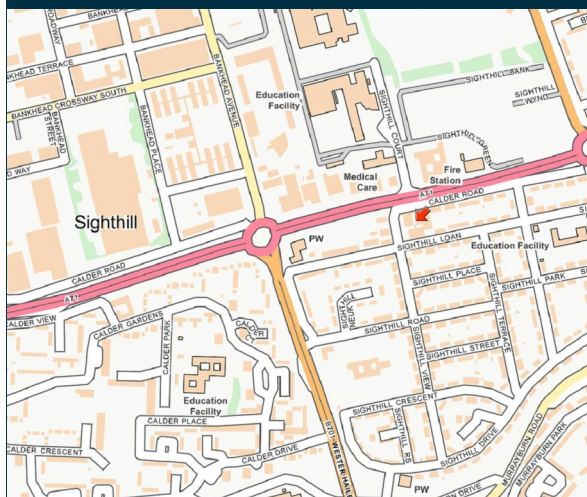
## Legal Costs & VAT

Each party to bear their own legal costs. The incoming tenant will be liable for the land and building transaction tax and registration dues incurred in connection with this transaction.

## EPC

Available upon request.

## TO LET Retail



### VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Chris King - Tel: 0131 240 5318

Email: [chris.king@g-s.co.uk](mailto:chris.king@g-s.co.uk)

Joe Helps - Tel: 0131 240 5291

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### CONTACT

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### IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Published: 27 February 2018

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