



FOR SALE

RETAIL

132 St John's Road, Edinburgh, EH12 8AX

Highly Visible Retail Unit Located on Busy Thoroughfare

Located Within Busy Retail and Residential Community

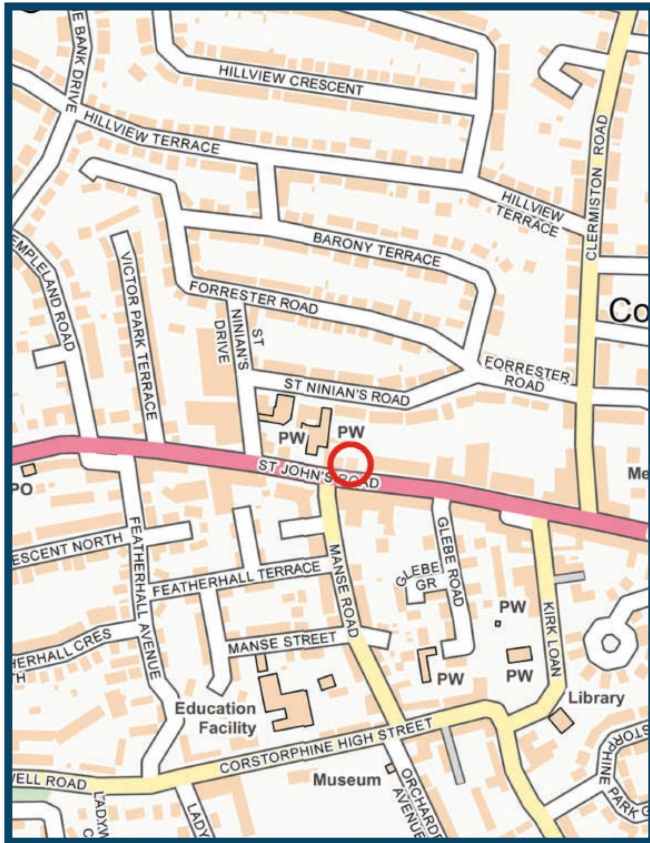
44.9 sqm (483 sqft)

Offers over £143,000

LOCATION:

The property is situated on St John's Road, a busy thoroughfare which benefits from a large volume of vehicular and pedestrian traffic. St John's Road links directly onto Corstorphine Road to the East, which leads directly into Edinburgh's city centre, and Glasgow Road to the West, which leads to the Edinburgh City Bypass, M8, M90 and beyond.

The approximate location of the subjects can be seen on the map below:

**DESCRIPTION:**

The subjects comprise an end terraced ground floor retail premises as part of a terrace of three properties, surmounted by a flat roof. The unit is accessed via a timber and glazed door to the front of the property. The property benefits from a large timber and glazed display window to the front of the unit which provides ample natural daylighting.

Internally, the property is currently laid out as a specialist children's clothing store which has a small office and W/C facilities to the rear. The property benefits from a rear entrance door leading to a shared area to the rear.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

44.9 sqm (483 sqft)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,400 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

SALE TERMS:

Our client is seeking offers over £143,000 for the heritable interest and vacant possession of the property.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is G.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP
17 Corstorphine Road
Edinburgh
EH12 6DD

Tel: 0131 624 6130 (Agency Department)
Fax: 0131 477 6016

EMAIL: ben.mitchell@dmhall.co.uk
Margaret.mitchell@dmahll.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA1834

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IMPORTANT NOTE

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