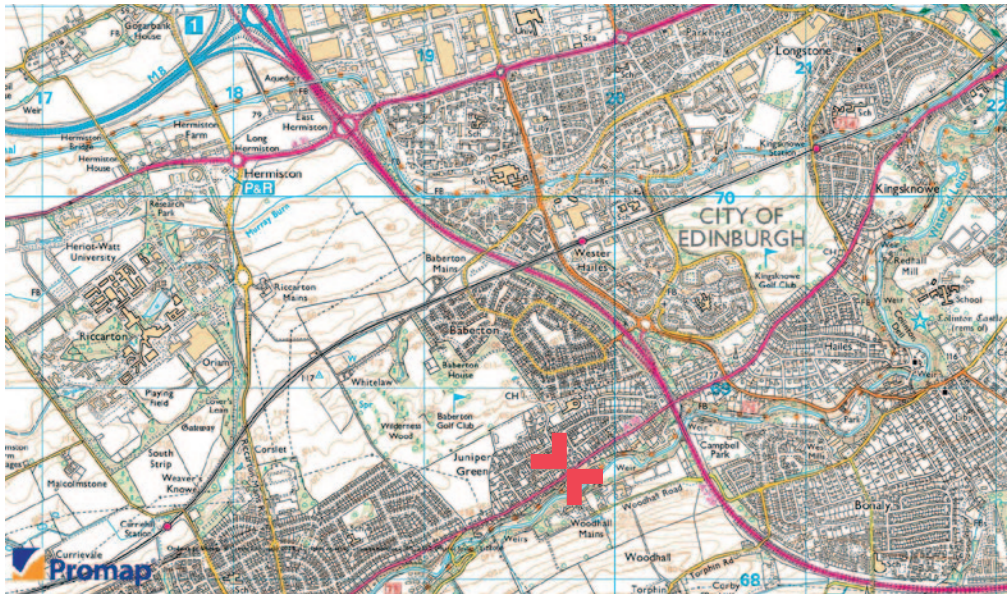




## 540a Lanark Road, Juniper Green, Edinburgh, EH14 5EL

- Prominent Roadside Location
- Located On Busy Thoroughfare
- Good Transport Links
- Situated In Affluent Suburb Of Edinburgh
- Internal Accommodation Extends To: 191.10 Sq M / 2,057 Sq Ft
- Site Extends To 0.13 Acres
- Currently Benefits from Class 2 Consent
- Benefits From Onsite Parking



## LOCATION

The subjects are located within the Juniper Green District of Edinburgh which is situated 5.5 miles south west of Edinburgh's City Centre.

More precisely the subject property is prominently situated on the north side of Lanark Road on the corner with Baberton Avenue. Lanark Road forms one of the main arteriole routes to the city centre from the south west with the surrounding area comprising of an affluent residential area with various local retailers in situ.

## DESCRIPTION

The subject property comprises of a stand-alone building of brick construction held under a flat roof. The subjects benefit from car parking around the property with boundary being stone built.

The property's main access is via a pedestrian timber door and internally it comprises of a retail space to the front of the property with a mixture of open plan and cellular accommodation to the rear. In addition there are WC, storage and kitchen facilities along with a small staff room.

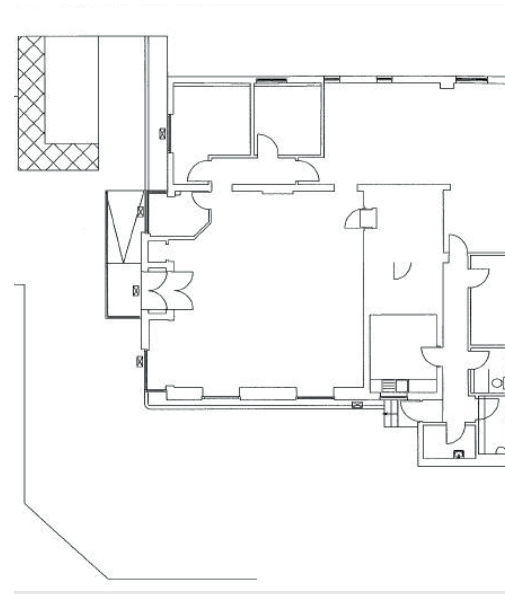
## ACCOMMODATION

According to measurements taken onsite, the property extends to the following net internal area;

**191.10 Sq M / 2,057 Sq Ft**

## RENT

We are inviting **offers over £30,000** per annum exclusive of VAT.



## RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of **£18,000**. The current Uniform Business Rate is presently set at £0.48, excluding water and sewage, which are levied separately.

## LEGAL EXPENSES

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

## EPC

Available upon request.

To arrange a viewing contact:



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## IMPORTANT NOTICE

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.
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6. Date of Publication: October 2018