

Ryden.co.uk

0131 225 6612

7 Exchange Crescent, Conference Square, Edinburgh EH3 8AN
Tel: 0131 225 6612

To Let

Retail Unit



62 Gorgie Road Edinburgh, EH11 2NB

- Positioned on busy A71 thoroughfare
- Prominent double frontage
- Suitable for alternative uses, subject to planning
- NIA: 828 sq ft (76.92 sq m)

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900

London
020 7436 1212



LOCATION

The property is located on the north side of Gorgie Road (A71), close to it's junction with Ardmillan Terrace and Dalry Road, approximately 1 mile west of the City Centre.

Gorgie Road is a busy thoroughfare and forms part of the A71 which links the West End of Edinburgh's City Centre and Edinburgh City Bypass.

Nearby occupiers include a Barnados Furniture Store, Eden Aquatics and Reptiles and Emporium Vapour.

DESCRIPTION

The subjects form the ground floor of part of a 2-storey mixed use, terraced parade. The unit is highly prominent and benefits from a double frontage window display. Internally, the subjects are arranged to provide an open plan sales area with staff, storage and WC accommodation to the rear.

ACCOMMODATION

The subjects have the following approximate areas:-

Ground Floor	828 sq ft	76.92 sq m
TOTAL	828 sq ft	76.92 sq m

LEASE

The subjects are offered on the basis of a new Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews, for a term to be agreed.

RENTAL

Rental offers in excess of £12,500 per annum exclusive are invited.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate can be provided on request.

RATING

We understand from the Local Assessor's website that the subjects have the following rating assessment:-

Rateable Value	£7,500
UBR (2016/17)	£0.484
Rates Payable	£3,630 (exclusive of water & sewerage)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with an ingoing tenant/purchaser being responsible for any Stamp Duty Land Tax, recording dues and VAT as applicable.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING / FURTHER INFORMATION

Strictly through the sole letting agents:-

John Conroy
Tel: 0131 225 6612
John.conroy@ryden.co.uk

Finlay Miller
Direct Dial: 0131 473 3210
Finlay.miller@ryden.co.uk

Date of Revision: January 2017