



**112 Lothian Road,
Edinburgh, EH3 9BE**

- VAT Free Freehold Opportunity
- Prominent Retail Unit
- High Levels of Footfall and passing Traffic

- Offers Over £295,000
- Extends to 67.66 Sq M (728 Sq Ft)



LOCATION

Edinburgh is the capital of Scotland and home of the Scottish Parliament. Whilst also hosting a resident population of some 480,000 persons, with the working population benefitting from the above national average earnings to the benefit of local businesses. Edinburgh remains a popular destination from the living and tourist viewpoint, and retains its stature as the second largest financial centre within the UK outside of London. The population of Edinburgh swells during the summer months as a direct result of cultural and sporting activities hosted by the city, with a number of further educational establishments providing a draw to Scotland's capital city.

More specifically the subjects are situated on the west side of Lothian Road at the intersection with Morison Street. Lothian Road forms part of one of the main arterial routes into Edinburgh city centre benefitting from high vehicular traffic and pedestrian footfall. The subjects lie approximately half a mile to the south of Edinburgh city centre within a mixed commercial and residential locality.

Surrounding commercial occupiers include Starbucks, Pret A Manger, Greggs, Byron Burger, Subway, Bar Burrito and Run 4 It.

DESCRIPTION

The property comprises a large ground floor retail unit situated in a mid-terraced ground, basement plus three storey traditional stone built tenement. Internally the unit has been partitioned to create a number of small offices however this could be stripped out to leave a large open plan sales floor. Storage, kitchenette and WC facilities are located to the rear of the unit.

SIZE

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas;

Areas / Floor etc	Sq M	Sq Ft
Total	67.66	728
ITZA	60.58	652

PRICE

Offers over **£295,000** are invited

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £15,500. The unified business rate is presently set at £0.48 excluding water and sewage, which are levied separately.

LEGALS

Each party to bear their own legal expenses incurred in connection with this transaction.

EPC

Available upon request

VIEWING

All viewings are strictly by prior arrangement with Graham + Sibbald on 0131 240 5311

To arrange a viewing please contact:



Joe Helps
Surveyor
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0131 240 5291



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IMPORTANT NOTICE

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