

TO LET

RETAIL UNIT

217/219 ST JOHN'S ROAD, EDINBURGH, EH12 7UU

- Located on a well established retail pitch in Corstorphine, along one of the main arterial routes connecting the West and Edinburgh City Centre
- Arranged over both ground and first floor with extensive glazed frontage
- Currently benefits from Class 1 consent and can therefore be used for retail use
- Extends to a net internal area of 285.67 m² / 3,075 sq ft (reduced floor area of 104.42 m² / 1,124 sq ft)
- Offers Over £22,500 per annum are sought



LOCATION

The property is located in Corstorphine, a relatively affluent residential area to the West of Edinburgh City Centre on St John's Road which forms part of an established suburban shopping location. St John's road forms part of the A8, one of the main arterial routes leading from the West to Edinburgh City Centre.

The unit is situated on the South side of St John's Road, between Featherhall Avenue to the West and Manse Road to the East. Nearby occupiers include Vision Express, Sainsbury's, Domino's Pizza, Magnet Kitchens and Costa.

DESCRIPTION

The property comprises a double window shop unit with an aluminium framed glazed frontage and modern signage. The property is two storey, of brick construction with a flat roof covered in felt, with an extension to the rear. The accommodation comprises ground floor sales with storage to the rear, together with first floor currently in use as offices, a large stockroom, staff room, and kitchen and toilet facilities.

ACCOMMODATION

We calculate that the property extends to the following Net Internal Areas:

Floor	Size (Sq m)	Size (Sq Ft)
Ground Floor	114	1,223
First Floor	172	1,852
TOTAL	286	3,075

TERMS

The property is offered to let on the basis of a new full repairing and insuring lease for a period to be agreed. Rental offers over **£22,500 per annum** are invited.

LEGAL EXPENSES

Each party will be liable for their own legal expenses. The tenant will be responsible for Land and Buildings Transaction Tax (LBTT), any registration dues and VAT due in connection with this transaction.

PLANNING

The property currently benefits from Class 1 consent.

EPC & VAT

The Energy Performance Certificate (EPC) rating is F. A copy of the EPC and recommendation report can be made available upon request.

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). The unit is VAT elected so VAT will be due on the rent and other payments.

RATEABLE VALUE

The premises are entered into the April 2017 Valuation Roll with a Rateable Value of **£25,600** (each new occupier has the right of appeal against this figure).

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with the sole letting agents Montagu Evans.



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50 metres

Experian Goad Plan Created: 08/05/2019

Created By: Montagu Evans



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