

# TO LET

## NEW RETAIL OPPORTUNITY

**CRAW'S CLOSE, DALMENY, SOUTH QUEENSFERRY,  
EDINBURGH, EH30 9DA**



Artists impression

### LOCATION

South Queensferry is a popular commuter town, located approximately ten miles to the North West of Edinburgh City Centre. The town benefits from excellent rail and road links via Dalmeny Station and the A90/M90 motorway nearby.

### SITUATION

The subjects are located within the new Cala & Barratt Homes residential development, which provides 450 new homes to the area. The site is located 150m from Dalmeny railway station with direct access to Edinburgh City Centre.

### DESCRIPTION

The subjects will comprise a new brick built building under a pitched roof with the upper floors to be utilised for office use. The site will be accompanied with designated car parking (16 spaces).



### Accommodation

Unit 1	2,659 sq ft	247 sqm
Unit 2	2,530 sq ft	235 sqm
<b>Combined</b>	<b>5,189 sq ft</b>	<b>482 sqm</b>



**CUSHMAN & WAKEFIELD**

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#### RENT

Rent on application.

#### LEASE TERMS

The units are being offered on the basis of a new FRI leases.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Building Transaction Tax (LBTT). Registration Dues and any VAT payable thereon.

#### PLANNING

The premises will benefit from a Class 1 (Retail) Consent. Alternative uses for office, restaurant & hot food may be possible. Interested parties should make their own enquiries to the Local Planning department concerning alternative uses.

#### EPC

Upon completion an EPC certificate will be available

#### BUSINESS RATES

To be assessed



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