

## COMMERCIAL PREMISES

- > GROUND FLOOR RETAIL/OFFICE NEW BUILD PREMISES
- > LOCATED IN THE BONNINGTON DISTRICT OF EDINBURGH
- > **PRICES FROM £120,000**
- > PREMISES EXTENDS FROM 57 SQM TO 76 SQM
- > SITUATED WITHIN AN EXTENSIVE RESIDENTIAL DEVELOPMENT
- > POTENTIAL FOR SMALL BUSINESS RATES RELIEF
- > EXPECTED COMPLETION DATE OF JUNE 2022



# FOR SALE

**UNIT 1,2 & 3, WEST BOWLING GREEN STREET, EDINBURGH, EH6 5PB**

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## UNIT 1, 2 & 3, WEST BOWLING GREEN STREET, EDINBURGH, EH6 5PB

### LOCATION

The properties are situated on the corner of West Bowling Green Street and South Fort Street within the Bonnington district of Edinburgh. Situated 2.5 miles from the city centre, the premises are easily accessible via car or public transport and are well located within an extensive residential area. The development is well located on the Water of Leith and is within walking distance to Leith's Shore as well as Cannonmills/New Town.

Nearby commercial occupiers include Scott Coppola, Howdens Joinery, Dulux Decorator Centre and The Blake Group.

### DESCRIPTION

The subjects comprise x3 newly built commercial premises arranged over the ground floor of a residential development. Unit 1 is situated on West Bowling Green Street with Unit 2 comprising a corner unit and Unit 3 situated on South Fort Street. The properties are suitable for class 1 retail or class 2 office use but may be suitable for café use subject to consents.

### LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

### PRICE

The subjects are being offered on a for sale basis as follows;

Unit 1 - £120,000

Unit 2 - £135,000

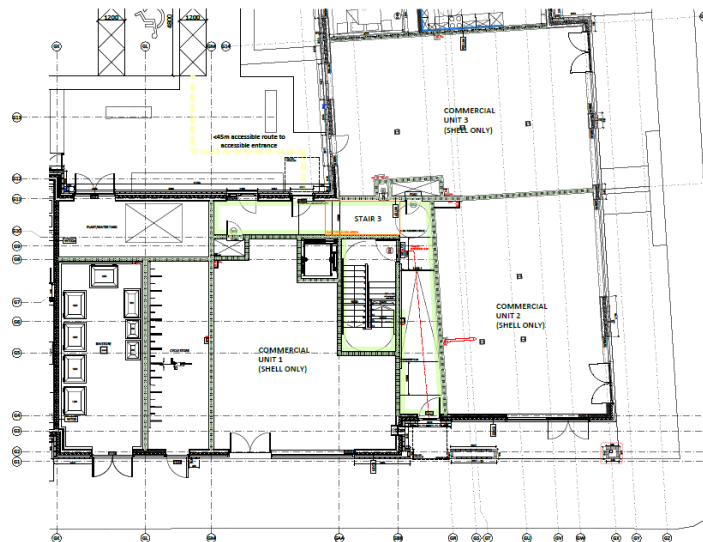
Unit 3 - £130,000

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ACCOMMODATION	SqM	SqFt
Unit 1	57	613
Unit 2	69	743
Unit 3	76	818
TOTAL	57.78	2,174

*The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.*



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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**1<sup>ST</sup> MARCH 2021**