

FOR SALE

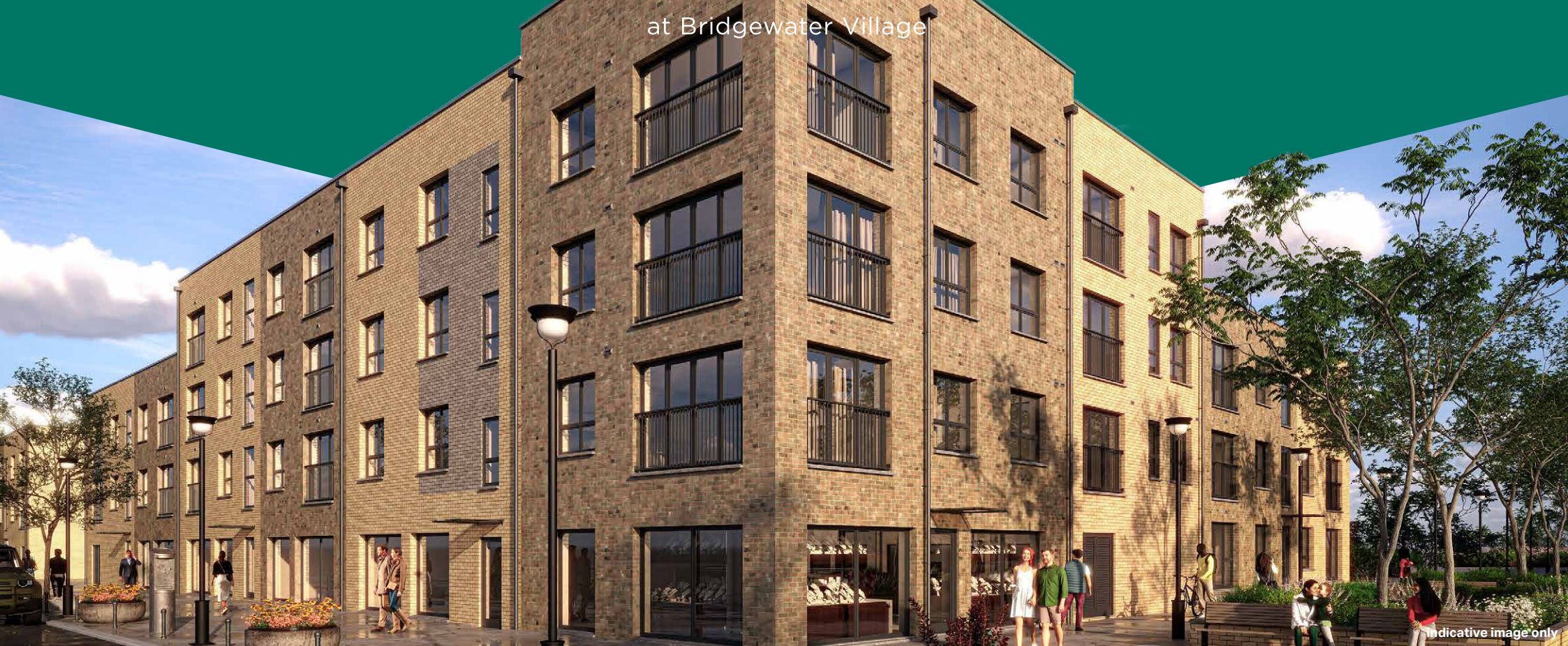
RETAIL/OFFICE/STUDIO COMMERCIAL UNITS

GRAHAM + SIBBALD



THE CROSSINGS

at Bridgewater Village



indicative image only

BLOCK 7, 8, 9 & 10 BUILYEON RD, SOUTH QUEENSFERRY EH30 9SW

Great opportunity to purchase new commercial units within Lovell Homes development.

- Variety of units ranging from 355 sqft – 721 sqft, with the potential to combine certain units.
- Situated off the main thoroughfare into South Queensferry with new school proposed directly opposite the units.
- Excellent transport links with the M90 motorway in close proximity.
- Prices starting from £65,000.



LOCATION

Lovell Homes "The Crossings" development lies on the outskirts of the scenic coastal town of South Queensferry, situated 10 miles from Scotland's capital city of Edinburgh. The town overlooks the iconic Forth Bridges and waterfront of the Firth of Forth.

The wider development comprises a mixture of 2, 3, 4 and 5-bedroom homes, totalling 398 homes. Around 600 further homes are being constructed to the east of the Lovell development.

The town and development itself are easily accessible, lying on the realigned Builyeon Road (A904) which connects South Queensferry to the Queensferry Junction and on to the M90. The current Builyeon Road will be stopped up and re-aligned so that it passes through the Lovell development, giving the units excellent frontage on a main thoroughfare within the town.

More specifically, the subjects are located to the front of the development and on the re-aligned Builyeon Road. We note that a new primary school will be developed opposite the units which shall lead to higher footfall in the area.

DESCRIPTION

The subjects comprise 4 new build blocks being a mixture of 3 and 4 storeys. Construction is of a timber frame nature with block infill walls and a brick exterior, all surmounted by a flat roof.

The commercial units are all located at ground floor level with the upper floors being utilised for affordable accommodation.

In terms of the commercial properties, we note that there is 14 units split across the 4 blocks which shall be left in a shell condition with services being brought into the blocks and capped internally. The units range from 355 Sq Ft – 732 Sq Ft, however there may be options to combine units subject to planning and relevant building warrants etc.

Each property has been built to a shell condition and will benefit from:

- Great Natural daylight
- Gas and Electricity supplies (Capped)

ACCOMODATION

The properties have been measured on a gross internal area in their shell condition as follows:

Commercial Units		Area (m ²)	Area (ft ²)	Price
Block 7	Unit B7-1	54	581	£100,000
	Unit B7-2	33	355	£65,000
Block 8	Unit B8 - 1	68	732	£130,000
	Unit B8 - 2	67	721	£125,000
	Unit B8 - 3	67	721	£125,000
	Unit B8 - 4	67	721	£125,000
	Unit B8 - 5	67	721	£125,000
Block 9	Unit B9 - 1	68	732	£128,000
	Unit B9 - 2	67	721	£125,000
	Unit B9 - 3	67	721	£125,000
	Unit B9 - 4	67	721	£125,000
	Unit B9 - 5	67	721	£125,000
Block 10	Unit B10-1	54	581	£100,000
	Unit B10-2	33	355	£65,000

Plans can be provided upon request.





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RATEABLE VALUE

The properties will be required to be assessed upon completion of development however we anticipate that the majority of the units could benefit from 100% rates relief in line with the small business bonus scheme.

USES

The subjects benefit from a variety of use classes in accordance with the Town and Country Planning (Use Classes) Scotland order 1997 as noted below:

Class 1A (Retail, Financial Professional & other Services)
Class 4 (Business)

Other uses may be permitted subject to planning.

OFFERS

Offers are invited for the available units on request. Interested parties are advised to note interest in writing to the sole selling agents.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within this transaction. The purchaser will be liable for any LBTT and registration dues.

All prices quoted are exclusive of VAT which will be chargeable on the purchase price.

CONTACT

Please contact the sole selling agents should you require any further information.

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