TO LET

GROUND FLOOR RETAIL UNIT

230B Oxgangs Road North, Edinburgh, EH13 9BQ





- Vacant ground floor retail unit
- Double windowed open plan premises
- Located in Oxgangs district of Edinburgh
- Offers in excess of £11,500 per annum
- Well-established secondary retail parade
- Premises extends to 52.68m² (567ft²)
- Suitable for a variety of uses
- Qualifies for small business rates relief
- Free on street car parking nearby

VIEWING & FURTHER INFORMATION: Enquiries should be directed to:

Shepherd Chartered Surveyors 12 Atholl Crescent Edinburgh EH3 8HA

Tel: 0131 225 1234

Contact: Steven Clarke Email: steven.clarke@shepherd.co.uk

Emily Anderson Email: emily.anderson@shepherd.co.uk

www.shepherd.co.uk

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VALUATION • SALES AND LETTING • ACQUISITION • RENT REVIEW • INVESTMENT • DEVELOPMENT • RATING • BUILDING SURVEYING • PROPERTY MANAGEMENT

LOCATION

The subjects are located on the west side of Oxgangs Road North, between the junctions of Colinton Mains Drive and Oxgangs Drive on a well-established secondary retail parade within the Oxgangs district of Edinburgh. The subjects are situated on Oxgangs Road North which is a main vehicular thoroughfare leading traffic onto the City Bypass. There are a large number of residential properties nearby making it a popular catchment area.

DESCRIPTION

The subjects comprise a double windowed retail premises arranged over the ground floor of a single storey purpose built retail parade. Internally the property is currently fitted out as a café and comprises an open plan front sales area with seating, preparation area and WC to the rear. Nearby occupiers include Scotmid, Taste H.K and The Chip Inn.

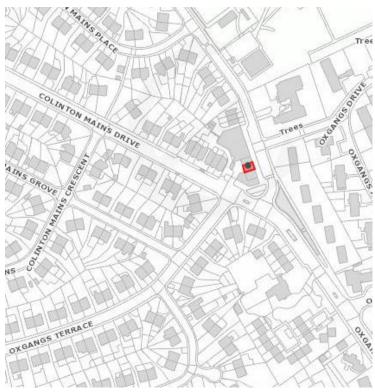
ACCOMMODATION

We calculate that the subjects net internal area extends to approximately;

Total:	52.68m ²	567ft ²
Ground Floor	52.68m ²	567ft ²

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of $\pounds 8,800$ and would therefore benefit from small business rates relief scheme.



LEASE TERMS

The subjects are offered on a full repairing an insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of $\pounds 11,500$ per annum.

EPC

Released on application.

LEGAL COSTS

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

VIEWINGS

By Appointment Only.







Steven Clarke E-mail: steven.clarke@shepherd.co.uk Emily Anderson E-mail: Emily.anderson@shepherd.co.uk Tel: 0131 225 1234 www.shepherd.co.uk

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