

# 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 52.68m<sup>2</sup> (567ft<sup>2</sup>)**
- **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  
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[www.shepherd.co.uk](http://www.shepherd.co.uk)



## 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.

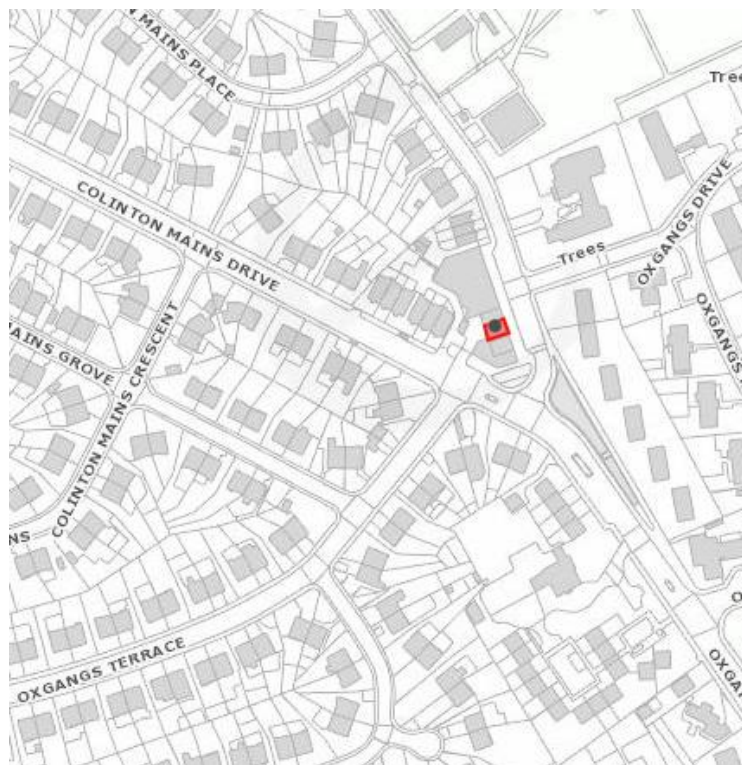
## ACCOMMODATION

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

Ground Floor	52.68m <sup>2</sup>	567ft <sup>2</sup>
<b>Total:</b>	<b>52.68m<sup>2</sup></b>	<b>567ft<sup>2</sup></b>

## RATEABLE VALUE

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



## LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £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.

