

TO LET/MAY SELL

PROMINENT RETAIL/OFFICE PREMISES



35 High Street, South Queensferry, EH30 9HN



- **Prominent office/retail premises**
- **Offers over £20,000 per annum**
- **POA to purchase**
- **Situated in highly sought-after South Queensferry**
- **Premises extends to 168.5m² (1814ft²)**
- **Located on main retailing thoroughfare**
- **Potential for class 3 use subject to consents**
- **High levels of pedestrian and vehicular passing trade**
- **Versatile space suitable for a variety of uses**

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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LOCATION

The property is situated on South Queensferry's high street, located on the southern shore of the Firth of Forth, approximately 10 miles north of Edinburgh's City Centre. The historic town is positioned between the Forth Road and Forth Rail Bridges which is accessible via the A90 trunk road that connects with the M90 motorway to the north. The M9 and M8 motorway are in close proximity. There are a variety of local and national occupiers nearby, including Picnic Coffee Shop, The Ferry tap, Dean Properties and William Hill.

DESCRIPTION

The subjects comprise a substantial office/retail unit arranged over the ground floor of a part single, part two storey end terrace building. Formally a bank, the subjects comprise an open plan front sales area, two meeting rooms, computer room, staff room with tea preparation area and WC facilities. The premises would be suitable for a variety of uses subject to consents, offering a rare leasehold opportunity within the town of South Queensferry.

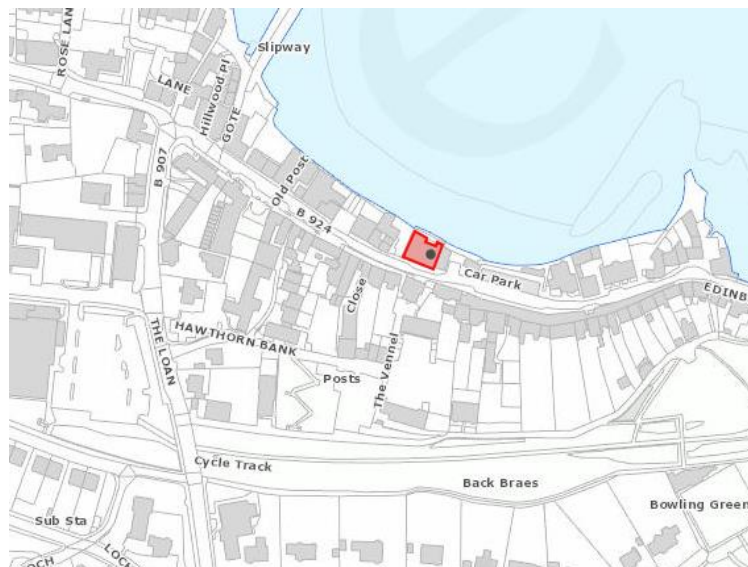
ACCOMMODATION

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

Ground Floor	168.5m ²	1814ft ²
Total:	168.5m²	1814ft²

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £20,700 per annum. Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for rates relief on application by tenant.



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 £20,000 per annum.

VAT

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

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.

