

STUDIO/OFFICE

- > FLEXIBLE STUDIO SPACE
SUITABLE FOR VARIETY OF
USES
- > LOCATED IN THE
NEWINGTON DISTRICT OF
EDINBURGH
- > OFFERS OVER £6,000 PER
ANNUM
- > PREMISES EXTENDS TO 31
SQM / 330 SQFT
- > 100% RATES RELIEF SUBJECT
TO TENANT CIRCUMSTANCES
- > FITTED OUT TO HIGH
STANDARD FOLLOWING
REFURBISHMENT
- > 2 DEDICATED CAR PARKING
SPACES



TO LET

69A MAYFIELD ROAD, EDINBURGH, EH9 3AA

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LOCATION

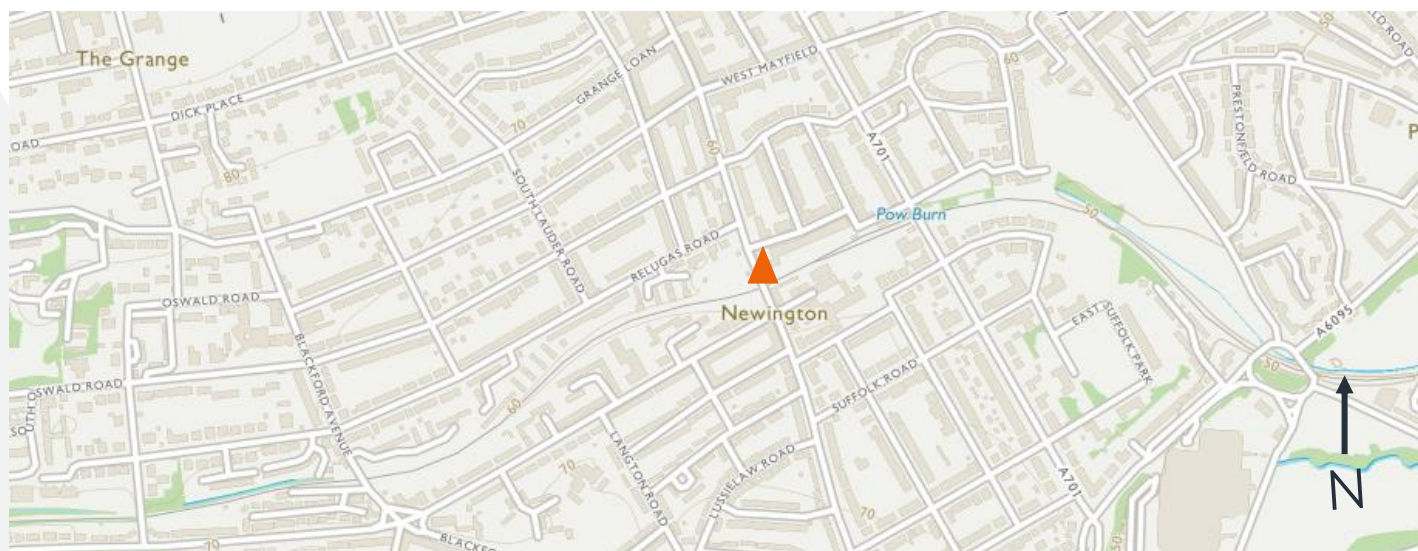
Newington is situated approximately 1 mile to the south of Edinburgh City Centre and is considered to be an affluent residential suburb of the city. Newington is well located on public transport routes and is easily accessible from the City Centre and southern suburbs. The subject premises are situated just off Mayfield Road, in the block bounded by Mentone Terrace to the north and Savile Terrace to the south. Access is via a side road leading off the main retail parade on Mayfield Road. Nearby occupiers include Mango Tree Restaurant, Well Pharmacy, The Visionists, The Stick Factory Gallery.



DESCRIPTION

The subjects comprise a self-contained ground floor office/studio which has recently undergone an extensive refurbishment. Internally the property comprises of an open plan office with tea prep/WC facilities to the rear and benefits from an extremely high standard of fit out as well as 2 clear car parking spaces.

The property currently operates under class 1 retail use but has potential for office, fitness or studio use subject to the necessary consents.



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

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

Steven Clarke steven.clarke@shepherd.co.uk & Emily Anderson Emily.anderson@shepherd.co.uk

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ACCOMMODATION	SqM	SqFt
Ground Floor	31	330
TOTAL	31	330

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.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £3,900 which is eligible for 100% rates relief subject to tenant circumstances. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

LEGAL COSTS

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

EPC

Released on application.

PLANNING

The property would be suitable for retail use under its existing planning class however there is potential for office and fitness use subject to consents.

LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £6,000 per annum.



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