

TO LET

RESTAURANT / RETAIL OPPORTUNITY

Ryden

- PART OF NEW BUILD CENTRE
- ADJACENT TO MORRISONS, PURE GYM AND TELFORD COLLEGE WITH 20,000 STUDENTS AND 600 STAFF.
- CLASS 3 CONSENT, HOWEVER SUITABLE FOR A VARIETY OF OTHER USES, SUBJECT TO PLANNING



WEST GRANTON ROAD
EDINBURGH
EH5 1SA

GET IN TOUCH

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5,317
SQUARE FEET

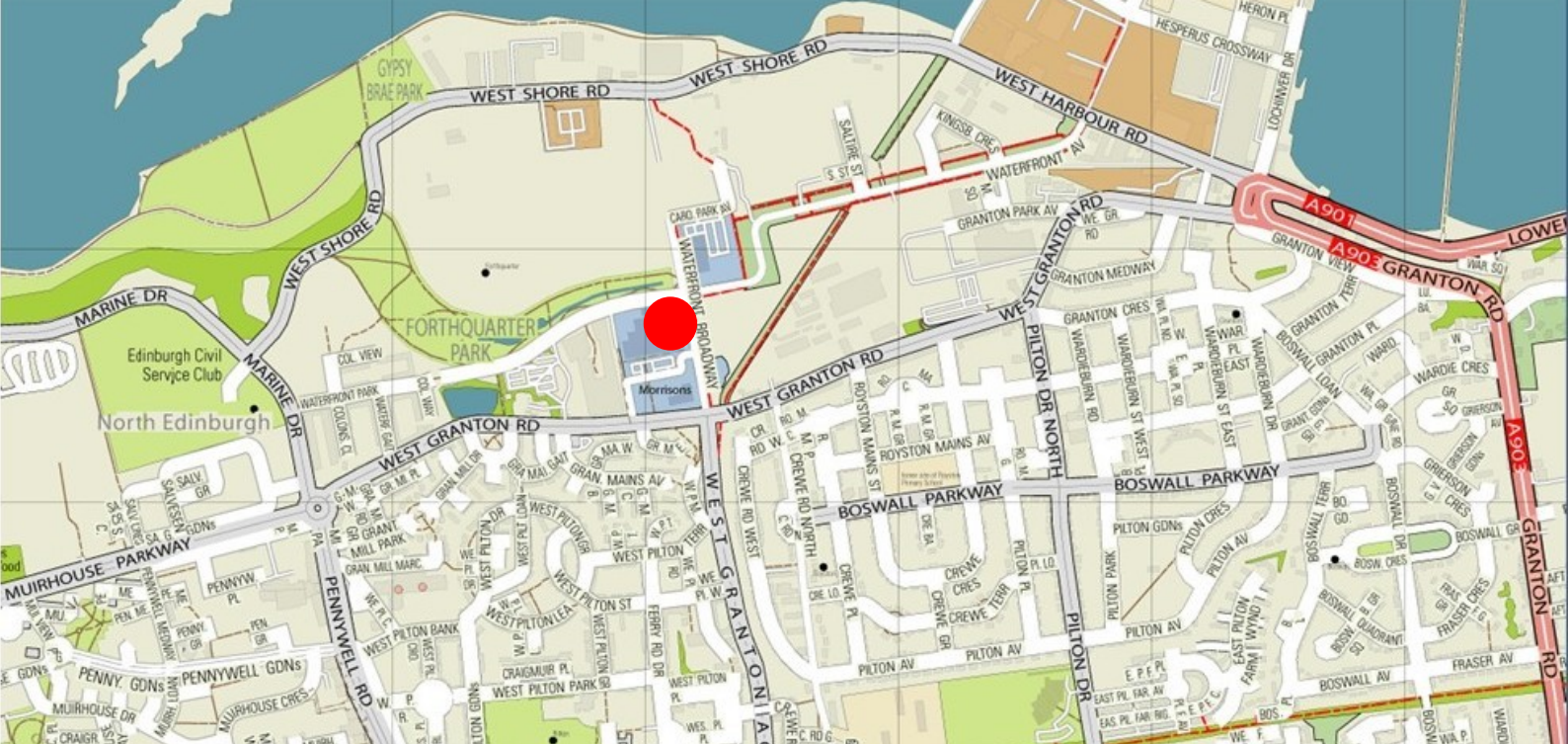
493
SQUARE METRES

Viewing is strictly by arrangement with the sole letting agent

EDINBURGH
7 Exchange Crescent
Conference Square
EH3 8AN
0141 204 3838



ryden.co.uk



WEST GRANTON ROAD EH5 1SA

PROMINENT LOCATION WITH STUNNING VIEWS OF FORTH ESTUARY

LOCATION

Edinburgh is the capital city of Scotland and is a major administrative centre housing the Scottish Parliament, Scottish Executive and Judiciary System. The city is ranked as the UK's 2nd largest financial centre and the 6th largest in Europe. It has a resident population of approximately 450,000, of which 290,000 are of working age, and a catchment of 780,000.

Nearby occupiers include Morrisons, Pure Gym and Telford College with caters for 20,000 students and 600 staff.

DESCRIPTION

The subjects form part of a new build Local Centre developed by Wm Morrison Supermarkets which comprises a 77,000 sqft Morrison store with 520 parking spaces and additional retail, office, restaurant and student accommodation.

The subjects comprise accommodation over ground and first floors. The unit, with a curved glazed frontage, benefits from a stunning view of the Forth estuary. The subjects will be provided in shell condition with service pick ups for the ingoing tenant to fit-out.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

PLANNING

The subjects have a class 3 (restaurant) consent, however are suitable for a variety of other uses, subject to planning.

ACCOMODATION

The subjects have the following approximate areas:-

GROUND FLOOR	253 sq m	2,734 sq ft
FIRST FLOOR	240 sq m	2,583 sq ft
TOTAL	5,317 sq m	493 sq ft

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed.

RENT

Offers are invited.

RATEABLE VALUE

We understand that the subjects have yet to be assessed.

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



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