

RETAIL PREMISES

- > LOCATED IN THE BLACKHALL DISTRICT OF EDINBURGH
- > OFFERS OVER £18,000 PER ANNUM
- > PROMINENT FRONTAGE ON BUSY SECONDARY RETAIL PARADE
- > UNIT EXTENDS TO 82.92 SQM (893 SQFT)
- > BENEFITS FROM EXTREMELY HIGH VEHICULAR PASSING TRADE
- > FREE ON STREET CAR PARKING IMMEDIATELY OUTSIDE



TO LET

16 HILLHOUSE ROAD, EDINBURGH, EH4 2AG

CONTACT: Steven Clarke, steven.clarke@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

The property is situated on the east side of Hillhouse Road close to the junction with Telford Road to the north within the busy Blackhall area of Edinburgh. Hillhouse Road is a busy thoroughfare for pedestrians and vehicles travelling from the Queensferry Crossing into the city centre. Blackhall is an affluent neighbourhood comprising a mixture of residential and commercial occupiers.

Nearby national and local traders include Lindsay + Gilmour Pharmacy, Papa Johns, Fine Fellas & Home Help Me Care.

DESCRIPTION

The subjects comprise a bright single windowed retail unit arranged over the ground floor of a two storey tenement. Internally the property consists of an open plan sales area with storage, tea preparation area and WC facilities to the rear. The property benefits from a flexible space, suitable for a variety of occupiers, including office or café use subject to the necessary consents. The premises is extremely accessible, benefitting from free on street car parking immediately outside the property and is available for occupation from May 2021.



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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
Ground Floor	82.92	893
TOTAL	82.92	893

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 £17,500 per annum which will result in net annual payable rates of £6,397. 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.

VAT

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

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.

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 £18,000 per annum.



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