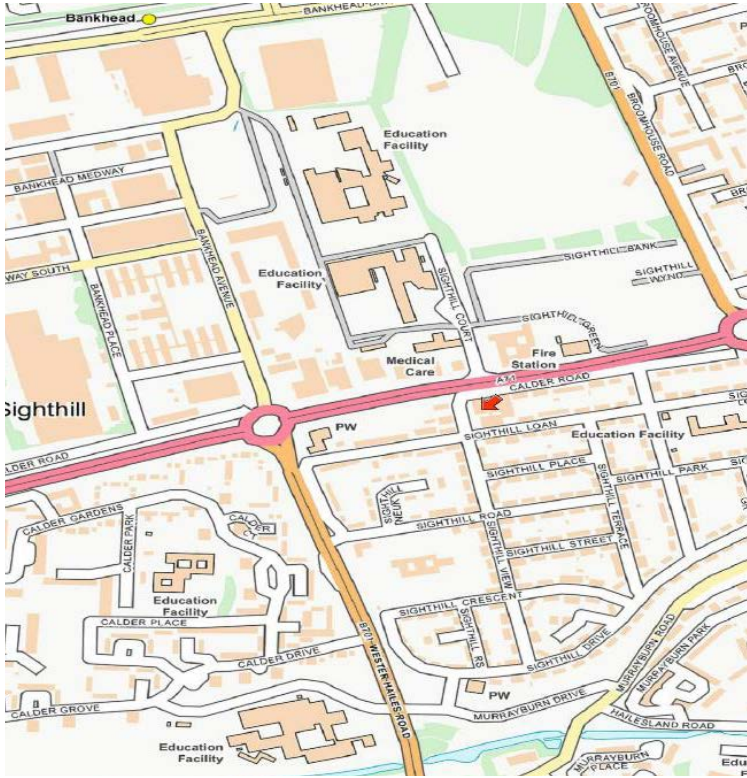




Unit 11, 495 Calder Road,
Edinburgh, EH11 4AW

- Ground floor retail accommodation
- Situated within Sighthill Shopping Centre
- Rental £14,000 per annum exclusive of VAT
- Extends to 142.42 Sq M / 1,532 Sq Ft
- Parking readily available
- Rear loading door



LOCATION

The subjects are located within the Sighthill area of Edinburgh which is situated 2 miles to the south west of the city centre. The property benefits from excellent transport links being in close proximity to the A71 Calder Road one of the main arteriole routes to and from the city centre and the west. The surrounding area includes mainly residential properties but the subjects lie within a small retail parade known as Sighthill Shopping Centre.

DESCRIPTION

The subjects comprise of a ground floor brick constructed property held under a flat felt roof. The property is situated within the Sighthill Shopping Centre and benefits from free parking to the rear of the shopping centre. The subjects benefit from a large glazed frontage and are accessed via a recessed pedestrian door.

Internally the property comprises of open plan sales area with further storage, WC and kitchenette accommodation to the rear. The subjects also benefit from free parking to the rear of the unit.



FLOOR AREA

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

	Sq M	Sq Ft
Ground	142.42	1,532
Total	142.42	1,532

RENT

Rental £14,000 per annum exclusive of VAT.

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £17,000. The current rate poundage is 0.498/£1.00 (April 2020/2021).

LEGAL EXPENSES AND VAT

Each party is to bear their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

EPC

Available on request.

To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2020