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SCOTLAND**

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STUDIO (CLASS 2) WITH CAFÉ (CLASS 3 RESTRICTED)

6-8 Alexander Drive, Gorgie, Edinburgh, EH11 2RH

- ✔ Versatile premises in excellent condition ✔ Rarely available combination of planning uses
- ✔ Popular area for students and young professionals
- ✔ Available for immediate occupation ✔ 107 sq m (1,152 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Alexander Drive is situated in the Gorgie area of Edinburgh just off Gorgie Road, approximately two miles west of Haymarket, and resides to the rear of Gorgie Mills Bowling Club.

Whilst the area is mixed use in nature there is a wide range of commercial occupiers including Kaspas's Desserts, Aldi, McDonald's, Pure Gym, Sainsbury's and Ladbrokes supported by excellent public transport links to the city centre.

Parking is available outside the premises and on surrounding streets.

DESCRIPTION

The subject property is a triple windowed unit forming the ground floor of a traditional four storey building of stone construction. The properties above the unit are residential but there are other commercial occupiers in close proximity to the subjects.

The premises present as two units which are linked internally. Number 6 comprises a café with covers and customer counter with a fully fitted kitchen to the rear. There is an opening halfway through the unit leading into number 8 which comprises a large open plan studio space with a further space, male, female, staff and disabled WCs to the rear.

The property has undergone significant renovation in recent years with investment undertaken in the kitchen area and in providing new toilet facilities. As such it is generally in good order throughout with hardwood flooring, contemporary lighting and tasteful décor.

ACCOMMODATION

According to our recent measurement survey the subject comprise the following approximate net internal area:

107 sq m (1,152 sq ft)

PLANNING USE

We understand the premises are currently consented for a yoga studio (Class 2) and a café with restricted (Class 3). Interested parties are advised to contact the City of Edinburgh Council Planning Department.

RENT

Our client is seeking £18,000 per annum to grant a new lease.

LEASE TERMS

The subjects are made available on the basis of a new full repairing and insuring (FRI) lease for a term to be negotiated.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £11,100 effective 1st April 2017. The uniform business rate for the current year is 46.6 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property has supplies of mains gas, water and electricity.

ENERGY PERFORMANCE CERTIFICATE

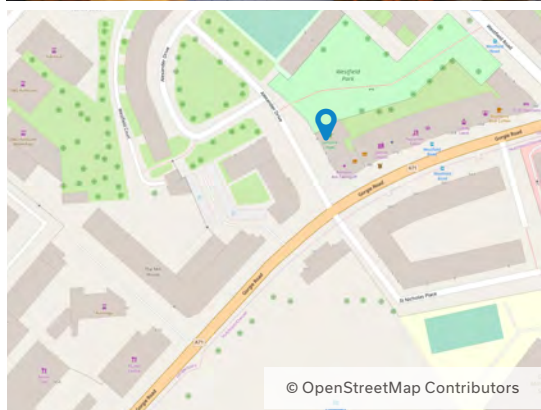
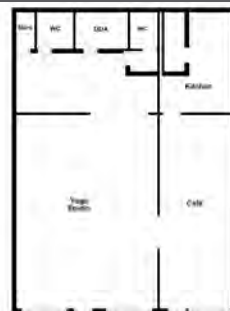
The Energy Performance Certificate is pending.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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