



**+ Graham  
Sibbald**

1 OXGANGS PATH  
EDINBURGH  
EH13 9LX

TO LET/MAY SELL

- PROMINENT ROADSIDE LOCATION
- SITUATED ON MAIN ARTERIAL ROUTE INTO EDINBURGH CITY CENTRE
- 0.3 ACRE SITE
- OFFERS ARE INVITED

# 1 OXGANGS PATH, EDINBURGH, EH13 9LX

## Location

The subjects are situated in the Oxgangs District of Edinburgh, Approximately 4.5 miles south of the city centre within a primarily residential area containing various commercial premises. The subjects benefit from a prominent road side position on Oxgangs Road one of the main arterial roads into the city centre from the south. Opposite the subject site a new Aldi development has begun which is due to complete in Q4 2017. Other nearby occupiers includes Scripture Union Scotland, Oxgangs Library, Coral Bookmakers and a Premier Convenience Store, whilst Tesco Superstore is located nearby at Colinton Mains.

## Description

The subject site comprises of a 0.3 acre site containing a stone built single storey unit held under a pitched roof. The property benefits from a car park comprising of approximately 9 spaces. In addition the site benefits from high levels of passing traffic.

## Accommodation

According to the Scottish Assessors Association the property has been measured to the following gross internal area:

Total: 290.16 Sq M 3,123 Sq Ft

## Price

Offers are invited.

## Rateable Value

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £23,800. The current Uniform Business Rate is presently set at £0.466, excluding water and sewage, which are levied separately.

## Legal

Each party to bear their own legal costs with the prospective purchaser responsible for any LBTT and registration dues incurred in connection with this transaction.

## EPC

Available upon request



## CONTACTS

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Inverness  
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01563 528 000  
Kirkcaldy  
01592 266 211  
Paisley  
0141 889 3251  
Perth  
01738 445 733  
Stirling  
01786 463 111  
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## IMPORTANT NOTICE

Please read carefully

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.