

## RETAIL/OFFICE SPACE

- > GROUND FLOOR CLASS 1/2 RETAIL PREMISES
- > LOCATED IN THE CORSTORPHINE AREA OF EDINBURGH
- > PREMISES EXTENDS TO 172 SQM / 1,850 SQFT
- > SUITABLE FOR RETAIL OR OFFICE USE
- > **OFFERS OVER £32,500 PER ANNUM**
- > REAR TERRACE/GARDEN WITH POTENTIAL FOR CAR PARKING
- > POTENTIAL FOR ALTERNATIVE USES SUBJECT TO CONSENTS



# TO LET

**163 ST JOHN'S ROAD, EDINBURGH, EH12 7SD**

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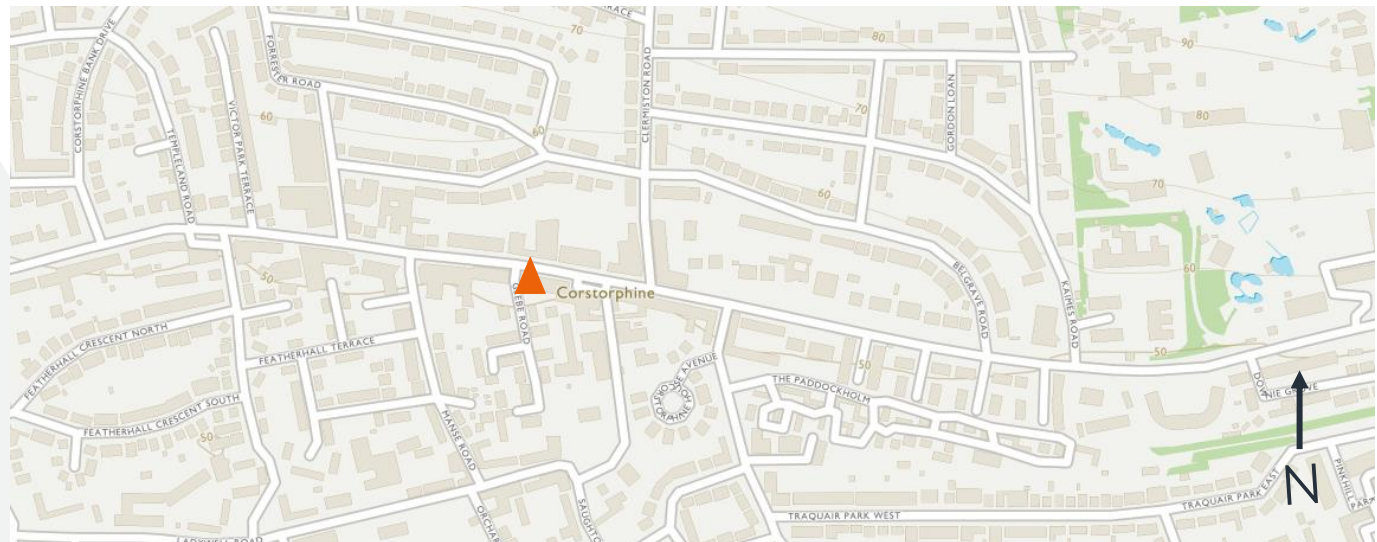
## LOCATION

The property is situated on the south side of St John's Road between Glebe Street to the west and Kirk Loan to the east. St John's Road is a popular secondary retailing parade with local businesses and benefits from high levels of vehicles and pedestrians travelling between the city centre and the western suburbs of the city and the M8/M9 motorways. The property is located in close proximity to a large number of nearby residential streets providing an abundance of footfall for all the retailers on St John's Road. Nearby occupiers include Dominos Pizza, Costa Coffee, Corstorphine Pharmacy, The Torfin Bar and Grill, Cancer Research UK and Civerinos Pizza.

## DESCRIPTION

The property comprises a former bank premises arranged over the ground floor of a 2 storey purpose built bank building. The ground floor former bank is accessed via a glass extension to the west elevation and benefits from multiple windows which face onto St John's Road. Internally the unit currently consists of a bank counter fitout with meeting rooms/ offices/ WC and tea prep facilities. The property will be getting refurbished internally upon the current bank tenant vacating.

Externally the property benefits from a rear garden/terrace which is currently used for mechanical plant and bike storage but could be used for outside food/beverage or parking subject to consents.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	172	1,850
<b>TOTAL</b>	<b>172</b>	<b>1,850</b>

*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 £31,500 resulting in net payable rates of £15,435 per annum. 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.

### 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 £32,500 per annum.

### PLANNING

The property would be suitable for retail or office use under its existing planning class however could also be suitable for class 2 use subject to consents.



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