

TO LET

COMMERCIAL UNIT

35 HIGH STREET, SOUTH QUEENSFERRY, EH30 9HN

- Prominent commercial premises situated in highly sought-after South Queensferry
- Premises extends to 168.5 m² (1,814 sq. ft.)
- Offers over £20,000 per annum
- Located on main retailing thoroughfare
- Potential for Class 3 use subject to necessary consents
- High levels of pedestrian and vehicular passing trade
- Open plan ground floor with potential for basement storage



LOCATION

The property is situated on South Queensferry's high street, located on the southern shore of the Firth of Forth, approximately 10 miles north of Edinburgh's City Centre. The historic town is positioned between the Forth Road and Forth Rail Bridges which is accessible via the A90 trunk road that connects with the M90 motorway to the north. The M9 and M8 motorway are in close proximity. There are a variety of local and national occupiers nearby, including Picnic Coffee Shop, The Ferry Tap, Dean Properties and William Hill.

DESCRIPTION

The subjects comprise a class 1/class 2 commercial premises arranged over the ground floor of a part single, part two storey end terrace building. Formally a bank, the subjects comprise an open plan front sales area, two meeting rooms, staff room with tea preparation area and WC facilities. The premises would be suitable for a variety of uses and has potential for basement storage, offering a rare leasehold opportunity within the town of South Queensferry.

ACCOMMODATION

We calculate that the approximate net internal area extends to;

| Floor | Size (Sq m) | Size (Sq Ft) |
|--------------|--------------|--------------|
| Ground Floor | 168.5 | 1,814 |
| TOTAL | 168.5 | 1,814 |

TERMS

The property is offered to let on the basis of a new full repairing and insuring lease for a period to be agreed incorporating regular rent reviews. Rental offers over £20,000 per annum are invited.

LEGAL EXPENSES

Each party will be liable for their own legal expenses. The tenant will be responsible for Land and Buildings Transaction Tax (LBTT), any registration dues and VAT due in connection with this transaction.

PLANNING

The property currently benefits from class 1/ class 2 consent.

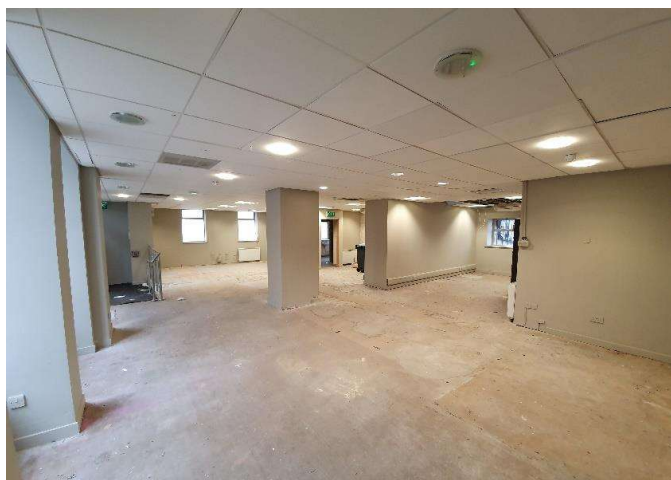
EPC & VAT

The Energy Performance Certificate (EPC) rating is available on request to interested parties.

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £20,700 per annum. Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for rates relief on application by tenant.



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with the joint letting agents Montagu Evans and Shepherds.



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