

TO LET / MAY SELL

OFFICE / RETAIL / DEVELOPMENT OPPORTUNITY



158 Lanark Road West,
Currie, EH14 5NY

- Planning Consent (21/01026/FUL)
- Class 1 and Class 2
- Sub Dividing Potential
- 184.97 Sq m/1,991 Sq Ft



LOCATION

The property is located within Currie area of Edinburgh 7 miles south west of the city centre and 5 miles south of Edinburgh Airport. The area is a popular residential location with a mixture of neighbouring uses including Lloyds Pharmacy, Splash Bathrooms, Hope Scott Car Garage and The Riccarton Inn.

DESCRIPTION

The subjects consist of a former bank premises giving the unit Class 1 and 2 financial and professional services with it being permitted development to revert to class 1 retail. The property benefits internally from various offices, meeting rooms and staff facilities, however, it could readily be opened up to offer traditional retailing space. To the rear of the building there is a car park for 10-12 vehicles with additional off street parking to the front.

PLANNING

The property benefits from planning permission for x6 residential properties and a commercial unit. Planning reference: (21/01026/FUL) granted in March 2021. Consented plans can be downloaded from the City of Edinburgh Councils planning portal.

ACCOMMODATION

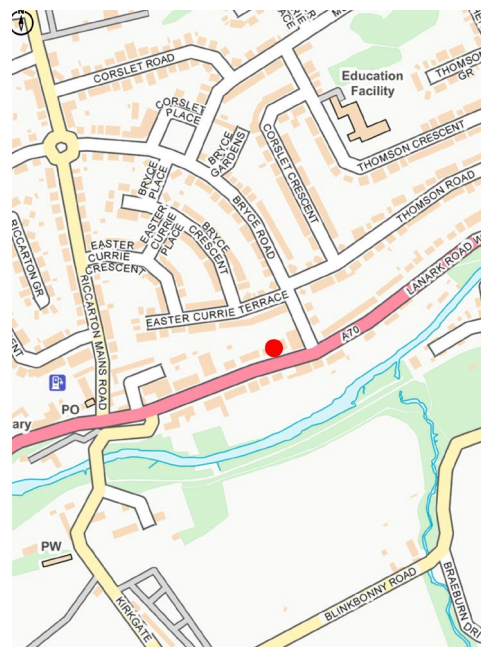
According to our calculations from measurements taken on site, we estimate the subjects extend to the following net internal areas:

AREAS / FLOOR ETC	SQ M	SQ FT
Ground	184.97	1,991

The site extends to 0.15 acres

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £25,300 effective 1st April 2023



LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a negotiable duration.

PRICE

Our clients preference is to lease the property at the commencing rental of £30,000 pax, however, consideration will be given to selling the property with the benefit of the planning consent.

LEGAL COSTS + VAT

Each party has to bear their own legal costs. The purchase will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

EPC

Available upon request

To arrange a viewing please contact:



Ross Wilson
Partner
07803 896 939
ross.wilson@g-s.co.uk

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2023