

TO LET

RETAIL - FLEXIBLE LEASE TERMS AVAILABLE

**GRAHAM
SIBBALD**



23A Jocks Lodge, Meadowbank,
Edinburgh EH8 7AA

- Prominently Situated on the A1 within the Meadowbank district of Edinburgh
- Ground floor retail premises extending to 1,000 sq ft (GIA) 875 Sq Ft (NIA).
- Suitable for a variety of uses (STP)
- Flexible/ Short lease terms available
- Offers over £17,000 per annum (VAT Exempt)

LOCATION

The property is located within the Meadowbank district of Edinburgh, a popular suburb located 2 miles from Edinburgh City Centre. The subjects are situated on the A1 which is an arterial route to and from the city centre, therefore the subjects benefit from high levels of passing traffic and excellent public transport links. In the immediate vicinity there are a variety of retail units mostly occupied by local businesses, as well as Meadowbank Shopping Centre being within 1 mile of the property.

DESCRIPTION

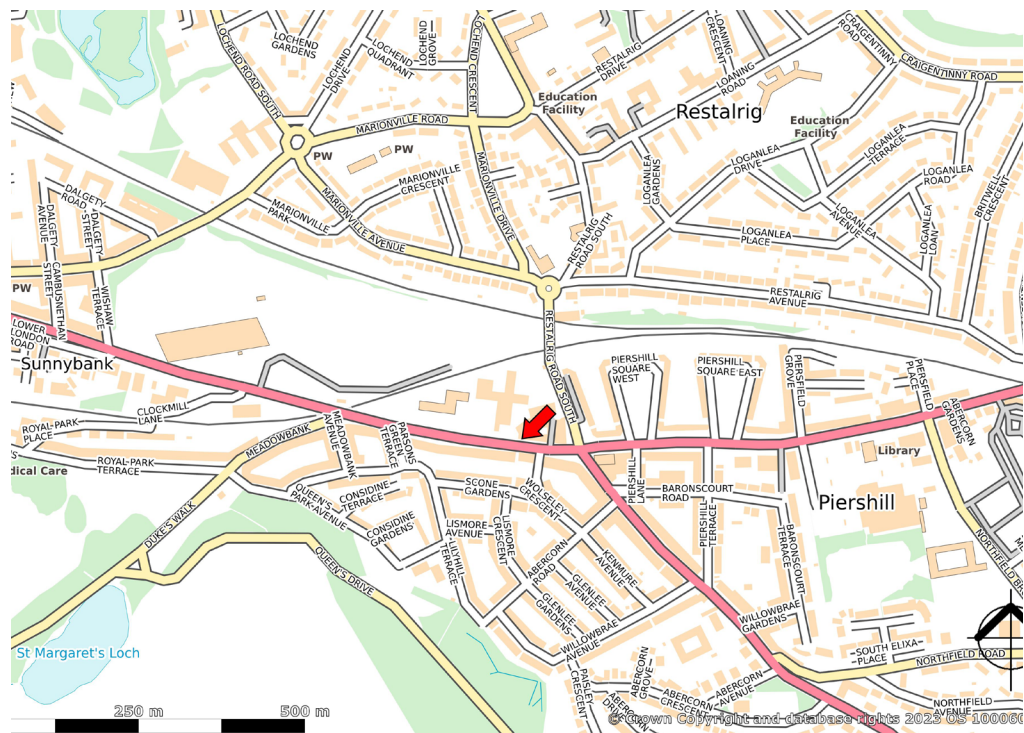
The property is one of 3 highly visible terraced retail units facing directly onto the A1. The property comprises a ground floor retail premises, of brick construction held under what is presumed to be a flat felt roof. Access is via a single pedestrian door leading to an open plan sales area with W/C and storage facilities to the rear. The property is available for short term lets and is an ideal opportunity for 'pop up' type users (subject to planning/use). The landlord would be seeking a premium in rent for any lease under 1 year.

ACCOMMODATION

According to our calculations taken from the Scottish Assessors Association, it is estimated that the subjects extend to the following approximate internal areas:

Total GIA: 1,000 sq. ft (92.9 sq m)

Total NIA: 875 sq. ft (81.29 sq. m)



RENT

Offers over £17,000 per annum (VAT Exempt)

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £11,300.

The Property qualifies for 100% Business Rates Relief under the Small Business Scheme.

LEGALS

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

To arrange a viewing please contact:



Murdo McAndrew Surveyor

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07799 159665

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
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.
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6. Date of Publication: June 2023