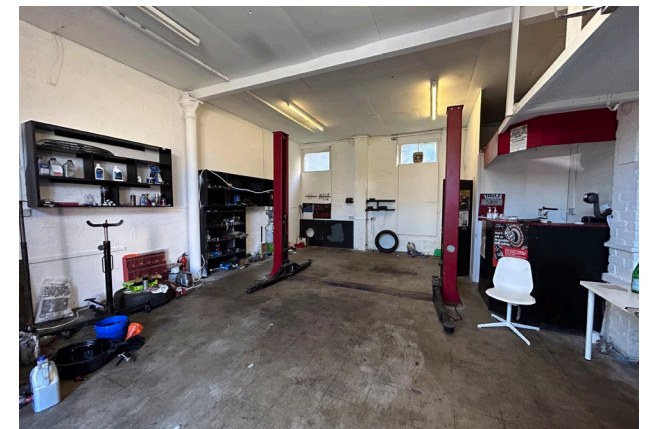


TO LET
INDUSTRIAL/ WORKSHOP



18A SUNNYSIDE, EDINBURGH, EH7 5RA

- Workshop / Industrial accommodation extending to 58.45 sq m (629 sq ft)
- Located in close proximity to Edinburgh City Centre
- Suitable for motor trade, as well as a variety of workshop type uses
- Offers over £12,000 per annum (VAT Exempt)



LOCATION

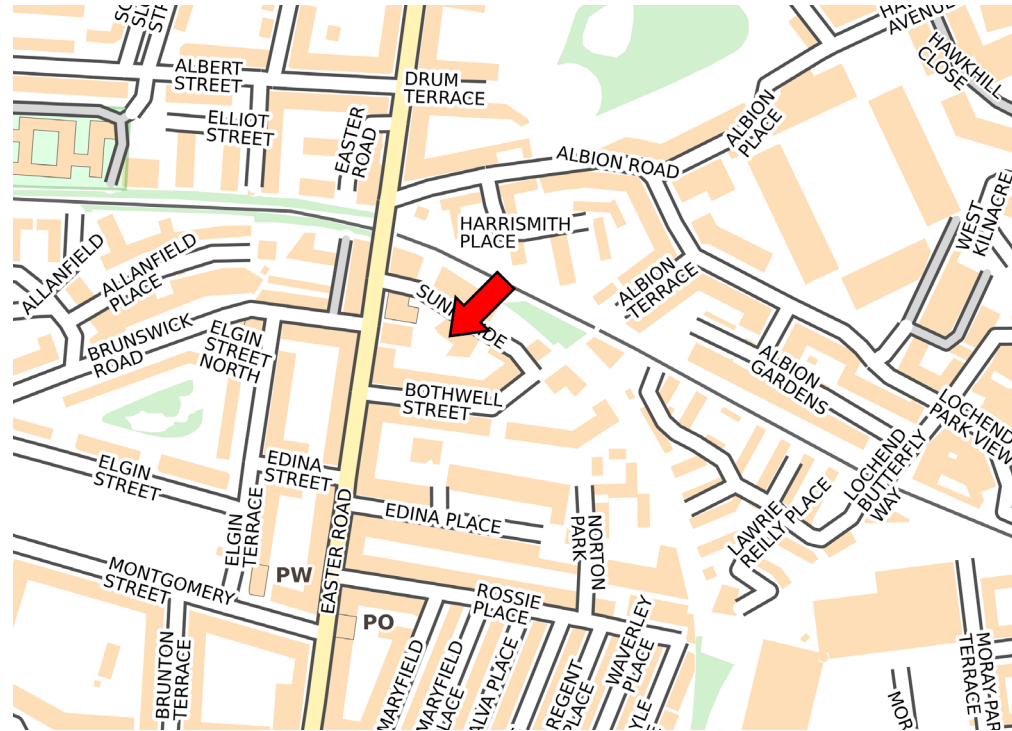
The subjects are located along Sunnyside, which is situated towards the southern end of Easter Road, one of the main thoroughfares that connects London Road to the popular Leith district of Edinburgh. Easter Road itself lies approximately 1 mile east of the city centre, and benefits from excellent pedestrian footfall and passing vehicular trade, as well as a range of local amenities.

The premises is surrounded by various residential and local commercial occupiers to include Devine Upholstery, ABS Motor Company and the Hibernian FC Supports Association.

DESCRIPTION

The subjects comprise an end-terraced industrial premises of traditional brick construction, surmounted by what appears to be a flat concrete roof, which is currently being used as a garden by the residential dwellings on Bothwell Street. The premises is accessed via large timber swing doors, thus affording vehicular access to the property.

Internally, the subjects comprise open planned workshop accommodation with a solid concrete floor with block infill walls and a plastered and painted ceiling. The W/C is located to the rear of the property.



The subjects were previously used as a car garage and are therefore well suited to motor trade, as well as a variety of workshop/industrial type uses.

ACCOMMODATION

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

58.45 sq m (629 sq ft).

RENT

We are seeking offers in excess of £12,000 per annum (VAT Exempt)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction.

RATEABLE VALUES

According to the Scottish Assessors Association website the property has a current rateable value of £2,050 per annum, meaning that any potential occupiers could benefit from 100% rates relief in line with the Small Business Bonus Scheme.

EPC

Available upon request

To arrange a viewing please contact:



Murdo McAndrew

Surveyor

murdo.mcandrew@g-s.co.uk

07799 159665

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