

TO LET (MAY SELL)

RETAIL

 GRAHAM
SIBBALD



6 London Road,
Edinburgh,
EH7 5AP

- Retail / Cafe / Office Opportunity (STP)
- Benefits from basement for ancillary storage
- High volumes of passing traffic
- Benefits from 100% Business Rates relief
- 192 sq ft. (17.87 sq m)
- Offers over £7,250 per annum

LOCATION

The subjects are located on London Road, just 1.2 miles East of Edinburgh's affluent City Centre. The property lies in a parade of other similar style retail units comprising mainly local occupiers. More national covenants can be found within Meadowbank Shopping Centre 0.3 miles away.

London Road benefits from a great footfall with high volumes of passing traffic making the property highly visible.

The surrounding area further benefits from a new student development 2 minutes walk away and the opening of the Herringbone bar and restaurant just along London road, making it a great area to work and live.

DESCRIPTION

6 London Road is a great opportunity for a variety of uses including general retail / small café / office use (subject to planning).

The subjects comprise a Ground Floor retail unit, set within a traditional 4 storey tenement building surmounted by a pitched and slated roof. The property benefits from a large glazed frontage along with a storage basement below. Access is achieved via a pedestrian door located to the left side of the front elevation.

Internally, accommodation is laid out to provide a ground floor retail area with basement storage included. The subjects also benefit from a functioning WC and single-phase electrics.

ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th edition on a Net Internal Area basis:

Floor	SQFT	SQM
Ground Floor:	106	9.82
Basement:	87	8
Total	192	17.87

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £2,100.

Therefore, any prospective tenant could benefit from 100% rates relief in line with the small business bonus scheme.

RENT

We are seeking offers over £7,250 per annum on New Full Repairing and Insuring terms.

PRICE

Price available upon request.

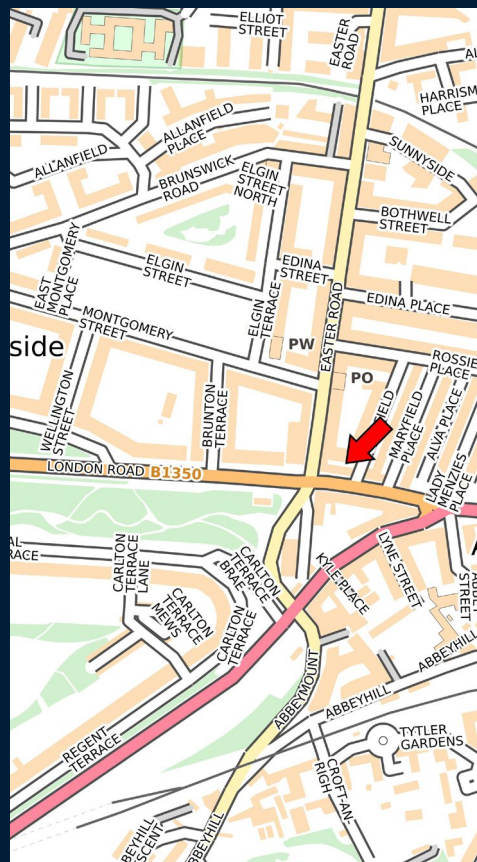
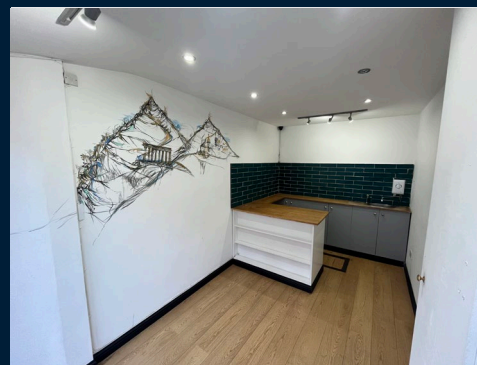
LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction.

All prices quoted are exclusive of VAT, although we understand the subjects are not elected to tax and therefore VAT is not applicable.

EPC

EPC will be available upon request.



For any queries or to arrange a viewing, please contact —

GRAHAM SIBBALD



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IMPORTANT NOTICE

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