

**FOR SALE/TO LET**

COMMERCIAL CLASS 1A

**GRAHAM  
SIBBALD**



**38-39 West Preston Street  
Edinburgh  
EH8 9PY**

- Located within the bustling Newington district of Edinburgh.
- Well-presented ground floor retail/office premises
- Price: Offers over £135,000
- Rent: offers over £12,500 per annum
- The property extends to a Net Internal Area of 34 Sq M (365 Sq Ft)

## LOCATION

The subjects lie within the Newington district of Edinburgh approximately 2 miles to the south of the city centre, with the area being a mixture of both commercial occupiers in the main at ground floor level and residential dwellings above. Furthermore, the area has become popular with students given the close proximity to the University of Edinburgh making it a bustling and vibrant place to be.

More specifically the subjects lie on the south side of West Preston Street in between the main thoroughfare of South Clerk Street/Newington Road and Causewayside.

The unit itself is situated in a parade of other similar style retail units.

## DESCRIPTION

The subjects comprise a ground floor retail/class 1A unit as part of a larger traditional stone-built tenement building surmounted by what appears to be a mansard style roof with slate covering on the pitch.

The subjects benefit from timber framed and glazed display windows with access being taken through the glazed entrance door which is located relatively centrally.

Internally the unit is laid out to provide a well-presented space in the main with some compartmentalised space for its current use as an aesthetics clinic. The walls are a mix of solid and stud with a plaster and paint finish and could be opened back up to create a more fully open plan space.

The floors have a laminate finish throughout. Artificial light is provided by a number of LED's, with large amounts of natural light is afforded through the glazed and timber framed display windows to the front of the unit.

The subjects are well presented and could suit a variety of occupiers.

## ACCOMMODATION

Areas / Floor etc	Sq M	Sq Ft
Ground Floor	34	365

## EPC

A copy of the Energy Performance Certificate is available on request.

## PRICE

Offers over of £135,000 are sought for our clients heritable interest.

## RENT

We are seeking offers over £12,500 per annum on new Full Repairing and Insuring terms.

## RATEABLE VALUE

With reference to the Scottish Assessors Association website we note the current rateable value to be £7,300.

## LEGAL COSTS + VAT

Each party is to bear their own legal costs incurred within this transaction. The prospective occupier will be responsible for any the LBTT, registration dues and VAT incurred.

All prices quote are exclusive of VAT

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



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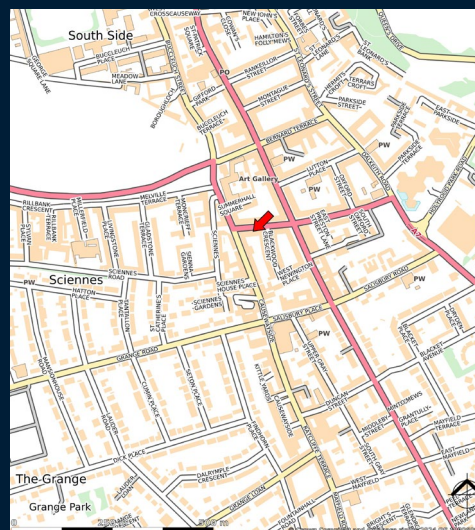
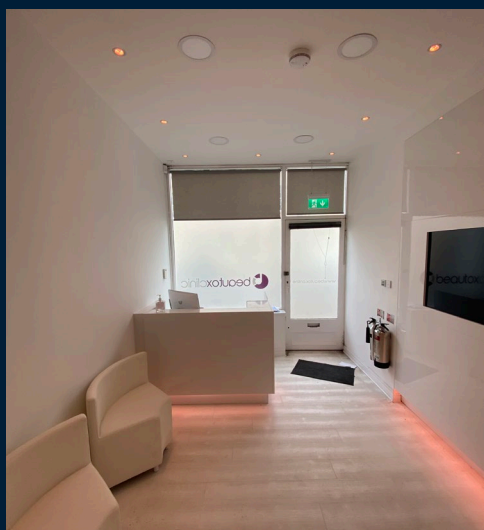


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## IMPORTANT NOTICE

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