

# TO LET

## 7 BANKHEAD AVENUE EH11 4BT

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- **Prominent position on busy junction on Sighthill Industrial Estate**
- **5,075 sq ft plus parking for up to 10 vehicles**
- **Suitable for a variety of uses including Class III use and nursery/creche (subject to consent)**

### Location

The property is located within Sighthill Industrial Estate one of Edinburgh's most popular and busiest industrial and trading estates. The estate is 5 miles west of Edinburgh city centre and 3 miles from Edinburgh Airport.

Accessed from the A71 and A8 the estate is within an easy drive of Edinburgh city centre with close proximity to the Scottish and UK motorway network and Edinburgh City Bypass. Edinburgh Park Tram and Railway station is a few minutes walk away.

Nearby industrial occupiers include Lighting and Electrical Warehouse, City of Edinburgh Council, Halfords and Big Yellow with other occupiers in the area including Brandon Hire Station, PFP, Royal Mail/Parcelforce, GAP Group and Arnold Clark among a number of motor dealers/franchises.

In addition, Greggs plc, Ranch Diner and Papa Johns as well as Edinburgh College (Sighthill Campus), Edinburgh Napier University and Lloyds Banking Group plc (directly opposite) are 2-3 minutes walk from the property providing for substantial immediate footfall for catering/Class III uses.

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## Description

The property sits on a prominent corner position on the junction of Bankead Avenue and Bankhead Crossway North and comprises an office building arranged over ground and first floors, rear garden/ expansion area as well as a two vehicle repair bay with off-street car parking for up to 10 vehicles.

The property has been used as a taxi call centre and administration office and repair bay. Subject to planning consent, the property may be suitable for change of use to a Class I, Class 1a (Hot Food takeaway) or Class III (Hot Food restaurant) or other Sui Generis uses such as nursery, creche, day centre etc.

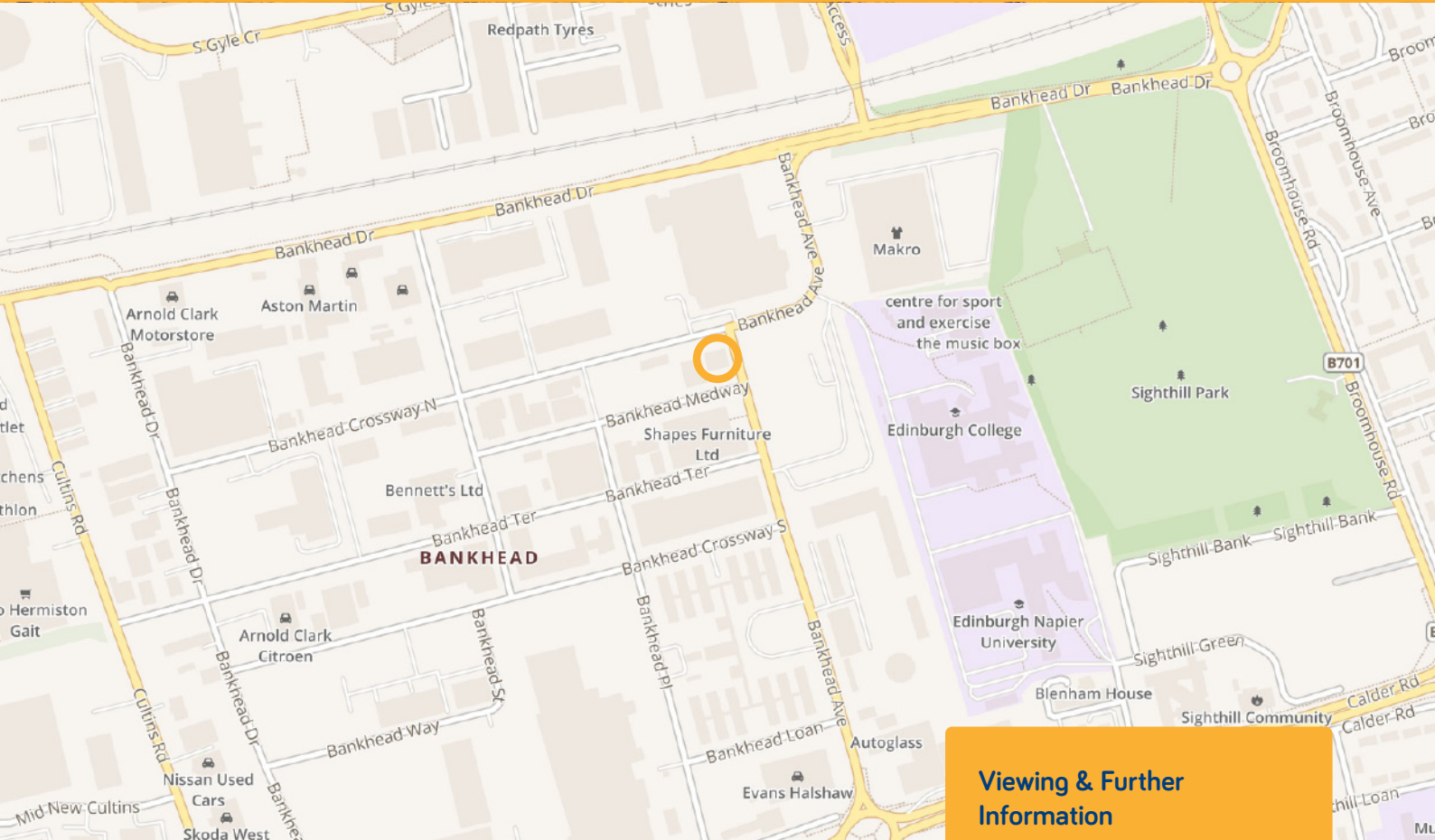
## Accommodation

The property comprises the following accommodation:-

<b>Ground Floor</b>	Workshop/Garage 1669 sq ft (154 sq m) Offices 1895 sq ft (176 sq m)
<b>Basement</b>	Stores 361 sq ft (34 sq m)
<b>First Floor</b>	Offices, shower room etc 1,151 sq ft (107 sq m)
<b>Total</b>	5075 sq ft (473 sq m)







**Viewing & Further Information**

Please contact Jonathan Sutton at Lewis Sutton.

**Lewis Sutton Property Consultants**  
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**Rateable Value**

The premises have a Rateable Value of £38,300.

**Terms**

Our clients are seeking a new lease for a minimum term of 10 years. Commercial terms upon application.

**VAT**

All references to VAT, fees and usual tenants outgoings are exclusive of VAT.

**Legal Costs**

Both parties are to bear their own legal costs incurred in the preparation and settlement of documents pertaining to the transaction including any VAT, LBTT and registration fees chargeable thereon.

**Disclaimer**  
The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication. After these details have been printed circumstances may change outwith our control. Where we are advising of any change we will inform all enquirers at the earliest opportunity.

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