

TO LET

RETAIL PREMISES - STAFF UNAWARE

126 DALRY ROAD, EDINBURGH, EH11 2EZ

LOCATION

Edinburgh is Scotland's capital city and has an immediate population of approximately 525,000 people and a retail catchment in the order of 1.6 million people.

Dalry Road provides one of the main arterial routes running through the west side of Edinburgh connecting the Haymarket and Gorgie areas. Haymarket has one of the main train stations for the City and is currently subject to significant investment from the new M&G scheme, Haymarket One, creating 390,000 sqft of new office space.

The premises are located on the north side of Dalry Road in close proximity to Washington Lane. Nearby occupiers include Domino's Pizza, Cash Generator, Cat Protection Society, Salvation Army, Kebabish and Co-operative Food and Lidl Supermarkets.

DESCRIPTION

The premises comprise a multi windowed retail unit arranged over the ground floor only forming part of a single storey building with rear access to a designated customer and staff car park.

ACCOMMODATION

The main gross internal area is as follows:

Ground floor	6,271 sqft	582.58 sqm
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RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£52,800
Commercial Rate Poundage	£0.498

(exclusive of water and sewerage rates)

PLANNING

The premises currently benefit from Class 1 (Retail) consent, and may also be suitable for Class 2 (Office) consent or Class 3 (Coffee Shop) either by deemed Class 1A consent or through a formal planning application, depending on specific required use. Interested parties should make their own enquiries with the Planning Department at Edinburgh City Council.



RENT

Offers in excess of £75,000 per annum exclusive are invited.

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease until November 2030 and would be subject to 5 yearly upward only rent reviews.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT) and registration fees.

ENTRY

By Agreement. Subject to vacant possession.

ENERGY PERFORMANCE CERTIFICATE

Further details available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the retained letting agents.

Peter Hutton

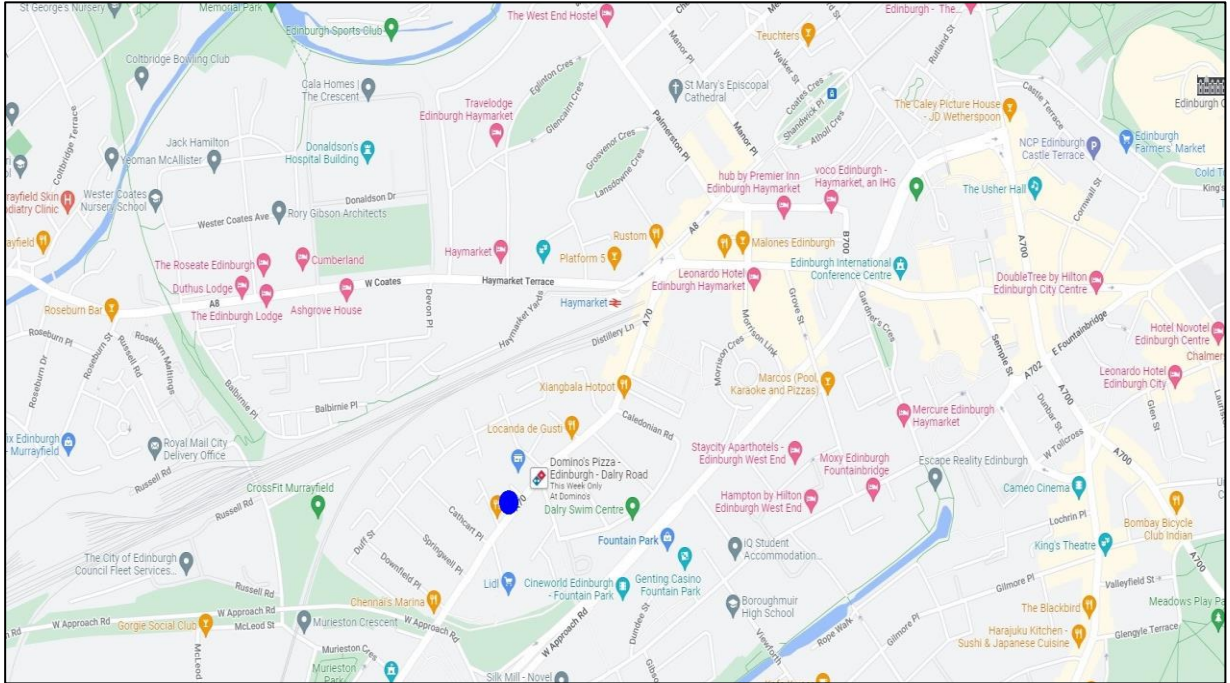
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RETAIL

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