

VACANT CLASS 3 PREMISES

- > LOCATED IN THE SOUGHT-AFTER POLWARTH DISTRICT OF EDINBURGH
- > OFFERS OVER £185,000
- > PREMISES EXTENDS TO 62.71 SQM / 675 SQFT
- > ARRANGED OVER GROUND & BASEMENT FLOORS
- > QUALIFIES FOR 100% RATES RELIEF
- > RARELY AVAILABLE FREEHOLD OPPORTUNITY IN DESIRABLE LOCATION
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO CONSENT



FOR SALE

16 POLWARTH GARDENS, EDINBURGH, EH11 1LW

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LOCATION

The subjects are prominently positioned on the south side of Polwarth Gardens directly opposite the Polwarth Crescent roundabout. The premises is situated approximately 1 mile southwest of the city centre within the popular Polwarth district of Edinburgh, a vibrant suburb comprising a mix of students, young professionals & families. Polwarth Gardens represents a busy thoroughfare carrying large volumes of pedestrian & vehicular trade in and out of the city centre.

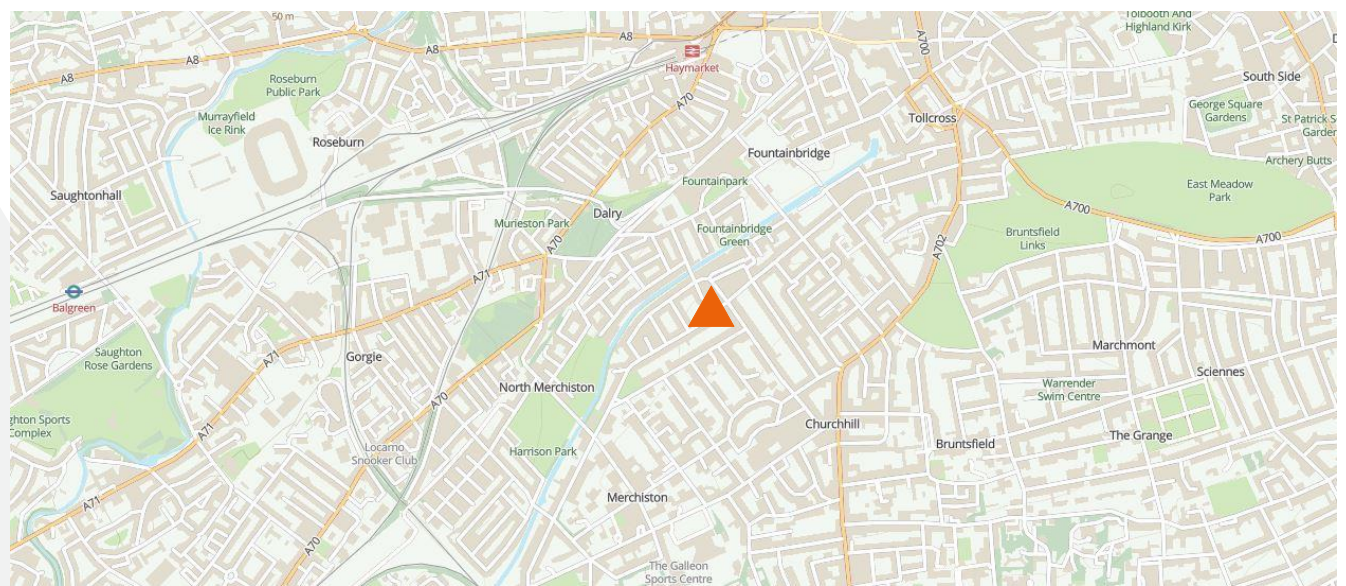
Nearby occupiers include Polwarth Pharmacy, Margiotta, Suds R Us & Black’s Barbering.

DESCRIPTION

The subjects comprise a Class 3 hot food/restaurant takeaway premises arranged over the ground & basement floors of a four storey mid terrace tenement. The premises benefits from a traditional timber frontage with attractive glazing, providing excellent natural daylight and superb visibility onto the busy Polwarth Crescent roundabout.

Internally, the ground floor comprises a seating & serving area, fully fitted kitchen to the rear & W.C facilities. The basement benefits from full head height & is used as a staff room & storage accommodation. There is an additional W.C at this level.

The premises currently has hot food takeaway/restaurant consent but would also be suitable for a variety of retail, café or professional services uses.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	42.92	462
Basement	19.79	213
TOTAL	62.71	675

The areas above have been calculated on a Gross Internal Area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £9,800 which will allow for 100% rates relief subject to the owners/tenants other commercial properties, if any. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

PRICE

The subjects are being offered on a freehold basis at offers over £185,000.



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