

RETAIL PREMISES

- > LOCATED IN THE POPULAR NEWINGTON DISTRICT OF EDINBURGH
- > OFFERS OVER £5,000 PER ANNUM
- > PREMISES EXTENDS TO 14.46 SQM / 156 SQFT
- > ARRANGED OVER GROUND FLOOR
- > BENEFITS FROM CLASS 1A CONSENT
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO CONSENT
- > QUALIFIES FOR 100% BUSINESS RATES RELIEF



TO LET

28 GRANGE LOAN, EDINBURGH, EH9 2NR

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LOCATION

The property is situated on the north side of Grange Loan within the Newington district of Edinburgh, approximately 1 mile south of the city centre. Grange Loan is located between Newington to the East and Bruntsfield to the West. The subject benefits from the large amount of pedestrian and vehicular traffic passing given its proximity to sought after neighbourhoods such as Marchmont and the Grange.

The premises is prominently placed within a well positioned secondary retail parade. The nearby commercial occupiers include, The Grange Dry Cleaners, Jewson Builders Merchants, City Farm Shop, BP Petrol Station, and Edinburgh Dental Clinic.

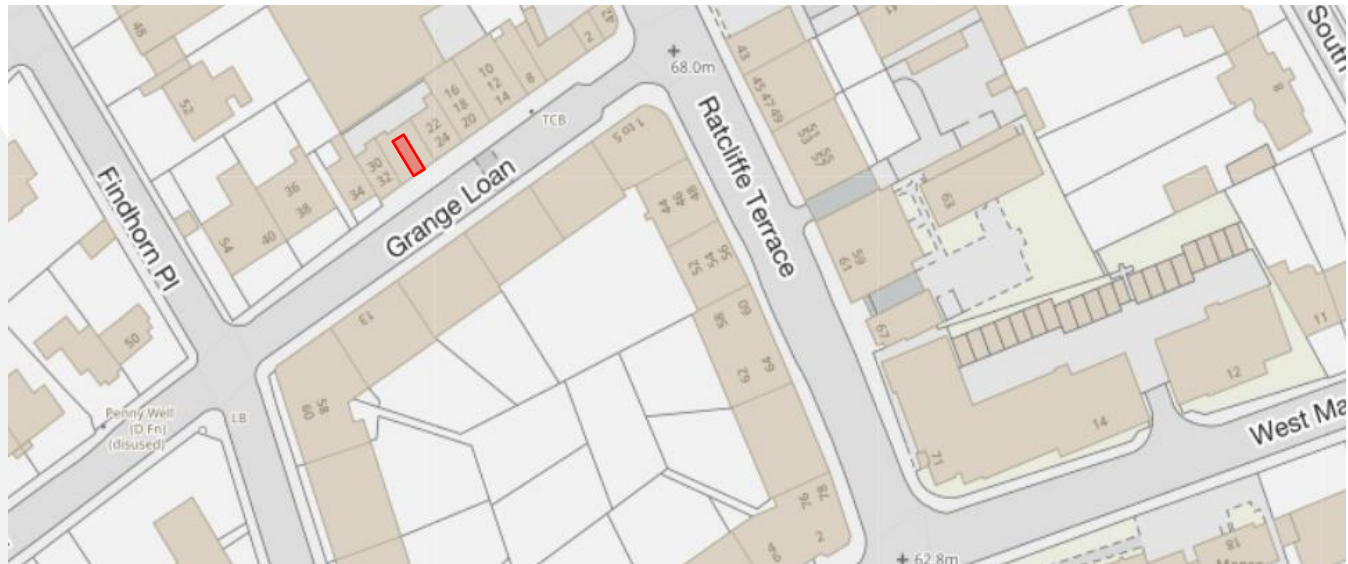


DESCRIPTION

The property comprises a Class 1A premises arranged over the ground floor of a 4storey traditional stone built mid terraced property which contains commercial premises over the ground floor and residential properties on the upper floors. Internally, the unit comprises an open plan space with storage space and WC facilities situated to the rear of the property. The premises benefits from Class 1A consent and would suit a variety of uses including retail, office or café.

LEASE

The subjects are offered on a full repairing and insuring basis for a new lease term, incorporating regular rent reviews at an initial rent of £5,000 per annum.



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	14.46	156
TOTAL	14.46	156

The areas above have been calculated on a net 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 £2,250 per annum which is eligible for 100% rates relief subject to tenant circumstance.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

LEGAL COSTS

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

VAT

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

EPC

Released on application.



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