

## CLASS 1A PREMISES

- > LOCATED IN THE GRANTON DISTRICT OF EDINBURGH
- > OFFERS OVER £29,000 PER ANNUM
- > PREMISES EXTENDS TO 669.21 SQM (7,203 SQFT)
- > ARRANGED OVER GROUND & FIRST FLOORS
- > FREE ON-STREET PARKING IMMEDIATELY OUTSIDE
- > HIGH LEVELS OF PEDESTRIAN & VEHICULAR PASSING TRAFFIC
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING



**TO LET**

**242A CREWE ROAD NORTH, EDINBURGH, EH5 1LW**

**CONTACT:** Emily Anderson, [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk), 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
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**LOCATION**

The subjects are located on the east side of Crewe Road North approximately 50m to the north of Boswall Parkway within the Granton district of Edinburgh. The subjects enjoy a prominent position within a well-established secondary retail parade popular with local residents. Crewe Road North represents a busy vehicular route connecting the Granton area with Ferry Road, carrying large volumes of traffic heading to and from Edinburgh’s city centre.

The surrounding occupiers include Greggs, Scotmid, Lindsay + Gilmour and a variety of local occupiers.

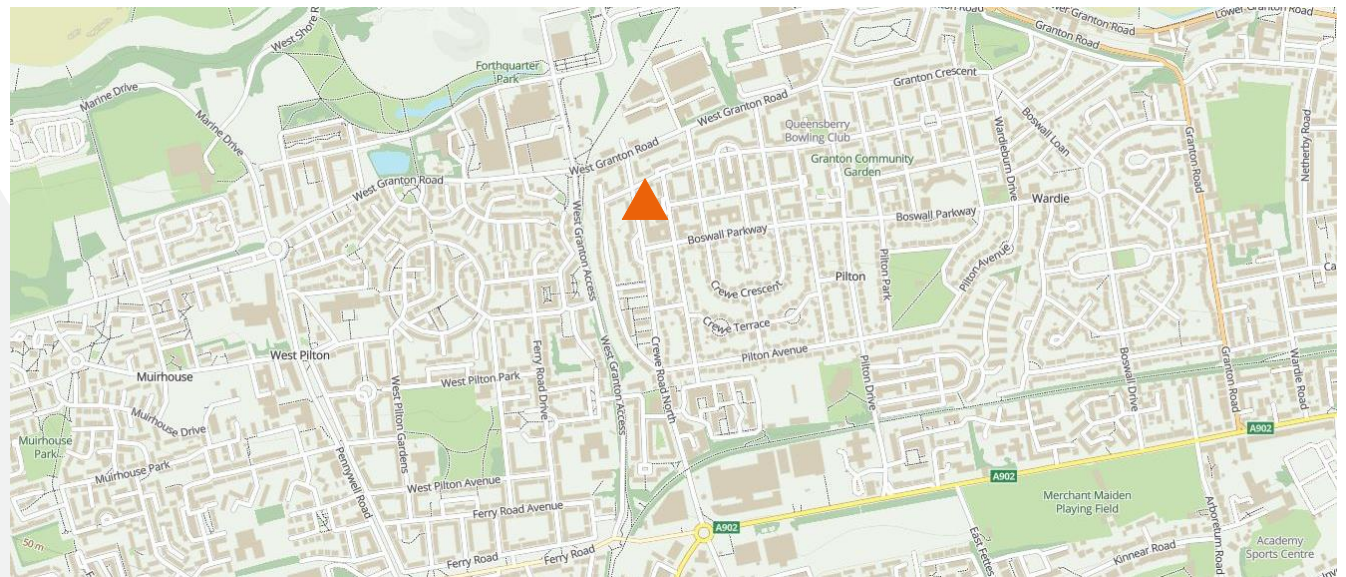
**DESCRIPTION**

The subjects comprise an expansive, double-windowed lock up Class 1A unit arranged over the ground & first floors of a two-storey end terrace property. At ground level the premises comprises spacious open plan accommodation flooded with natural daylight via an extensive glazed frontage. To the rear of the ground floor are W.C. facilities and a timber staircase, with the first floor providing additional open plan space.

The unit offers flexible accommodation suitable for a variety of uses including retail, leisure, professional services & restaurant/café, subject to obtaining the necessary planning consent.

**LEASE TERMS**

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £29,000 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

Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) & Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk)

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.



ACCOMMODATION	SqM	SqFt
Ground Floor	326.69	3,517
First Floor	342.52	3,687
<b>TOTAL</b>	<b>669.21</b>	<b>7,203</b>

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 £27,700 which will result in net annual rates payable of approximately £13,795. 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.

### EPC

Released on application.

### 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.

### ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26/06/17. This requires us to conduct due diligence not only on our client but also on any occupiers. Once an offer has been accepted, the prospective occupier must provide, as a minimum, proof of identity, residence and funds, before the transaction can proceed.



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