

INDUSTRIAL/ STORAGE SPACE

- > LOCATED IN THE NEWINGTON DISTRICT OF EDINBURGH
- > PREMISES EXTENDS TO 853 SQM/ 9,184 SQFT
- > **PASSING RENT OF £73,750 PER ANNUM**
- > TWO SEPARATE ROLLER SHUTTER DOORS
- > EXTENSIVE STORAGE SPACE, 4 OFFICES, 4 WCS & TEA PREP
- > CAR PARKING FOR UP TO 8 VEHICLES
- > LEASE EXPIRY DECEMBER 2025

LEASE AVAILABLE

254-256 CAUSEWAYSIDE, EDINBURGH, EH9 1UU

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LOCATION

The subjects are well located in the Newington area of Edinburgh, approximately 1.5 miles from the city centre and 3 miles from the city bypass. The property is located on the west side of Causewayside which is the main vehicular/pedestrian route from the Meadows to the South East suburbs of the city. The industrial space is accessed via a pend off Causewayside which leads you behind residential apartments, into a multi-let industrial park of which this property sits in the south west corner of the estate.

Nearby occupiers include BP Petrol Station, Pufferfish, Recycle to Cycle and The Old Bell Public House.

DESCRIPTION

The subjects comprise an extensive ground floor industrial/storage premises which is currently used for retail storage. The property, which benefits from two vehicular roller shutter doors and two pedestrian access doors, provides an extensive storage/workshop space which is currently split over two adjoining units. Both spaces benefit from two small offices/meeting rooms, two separate toilets and tea prep facilities. The property was extensively refurbished in 2015 and benefits from 3 phase power and various industrial heating units as well as modern CCTV, fire alarm and intruder alarm systems. The subjects also benefit from car parking for up to 8 cars in front and is easily accessible for goods delivery at the close to the estate entrance.



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

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

Steven Clarke steven.clarke@shepherd.co.uk & Ian Hannon ian.hannon@shepherd.co.uk

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ACCOMMODATION	SqM	SqFt
Ground Floor	854	9,184
TOTAL	854	9,184

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 £47,300 which will result in net annual payable rates of £23,179. 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.

LEASE

The subjects are held on an FRI lease subject to schedule of condition until December 2025 on a rental of £73,750 per annum. There are no further tenant breaks or rent reviews.

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.

EPC

Released on application.

VAT

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



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