

## CORNER RETAIL/OFFICE PREMISES

- > GROUND FLOOR CORNER RETAIL/OFFICE NEW BUILD PREMISES
- > LOCATED IN THE BONNINGTON DISTRICT OF EDINBURGH
- > OFFERS OVER £130,000
- > LETTING PRICE ON APPLICATION
- > PREMISES EXTENDS TO 69 SQM / 743 SQFT
- > SITUATED WITHIN AN EXTENSIVE RESIDENTIAL DEVELOPMENT
- > POTENTIAL FOR SMALL BUSINESS RATES RELIEF



# FOR SALE/MAY LET

**UNIT 2, 24-28 WEST BOWLING GREEN STREET, EDINBURGH, EH6 5PB**

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## UNIT 2, 24-28 WEST BOWLING GREEN STREET, EDINBURGH, EH6 5PB

### LOCATION

The property is situated on the corner of West Bowling Green Street and South Fort Street within the Bonnington district of Edinburgh. Situated 2.5 miles from the city centre, the premises are easily accessible via car or public transport and are well located within an extensive residential area. The development is well located on the Water of Leith and is within walking distance to Leith's Shore as well as Cannonmills/New Town.

Nearby commercial occupiers include Scott Coppola, Howdens Joinery, Dulux Decorator Centre and The Blake Group.

### DESCRIPTION

The subjects comprise a newly built corner commercial premises arranged over the ground floor of a residential development. Unit 2 is situated on the corner of the development and benefits from x3 large shop front windows. The properties are suitable for class 1 retail or class 2 office use but may be suitable for café use subject to consents.

ACCOMMODATION	SqM	SqFt
Ground Floor	69	743
<b>TOTAL</b>	<b>69</b>	<b>743</b>

### PRICE

The subjects are being offered on a for sale basis as follows;

Unit 2 - £130,000

### 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 incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



**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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