

CLASS 1A PREMISES

- > LOCATED IN THE ROSEBURN DISTRICT OF EDINBURGH
- > OFFERS OVER £20,000 PER ANNUM
- > PREMISES EXTENDS TO 202.16 SQM / 2,176 SQFT
- > PROMINENT FRONTAGE ON BUSY SECONDARY RETAIL PARADE
- > ARRANGED OVER GROUND AND BASEMENT FLOORS
- > VERSATILE PROPERTY SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY PLANNING CONSENTS
- > BUSTLING PITCH WITH HIGH LEVELS OF VEHICULAR AND PEDESTRIAN PASSING TRAFFIC



TO LET

47 ROSEBURN TERRACE, EDINBURGH, EH12 5NQ

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Hannah Barnett, hannah.barnett@shepherd.co.uk 0131 224 1234 www.shepherd.co.uk



LOCATION

The property is prominently positioned on the west side of Roseburn Terrace within the Roseburn district of Edinburgh located approximately 2 miles west of Edinburgh city centre.

Roseburn Terrace forms part of the main vehicular route, leading a high volume of traffic into the city centre from Edinburgh Airport and the west. The well established secondary retail parade benefits from a high level of vehicular and pedestrian passing traffic and is home to local and national traders including Tesco Express, The Roseburn Bar & Right Medicine Pharmacy.

DESCRIPTION

The property comprises a double windowed Class 1A premises arranged over the ground & basement floors of a 5 storey & basement mid terraced traditional tenement.

Internally, the ground floor comprises an open plan sales area with storage and access to the basement to the rear. The basement consists of extensive storage facilities, a staff room & WC facilities. The property benefits from an attractive frontage onto Roseburn Terrace and given the property's configuration, it offers an excellent opportunity for a variety of occupiers who seek a popular neighbourhood office, shop or café.

LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £20,000 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	78.97	850
Basement	123.20	1,326
TOTAL	202.16	2,176

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 £13,200 per annum which results in net annual payable rates of approximately £1,972.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

ANTI MONEY LAUNDERING REGULATIONS

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

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.

VAT

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

EPC

Released on application.



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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.