



## ROADSIDE YARD AVAILABLE

- > LOCATED IN THE HIGHLY SOUGHT-AFTER SEAFIELD AREA
- > SITE EXTENDS TO 0.35 ACRES
- > OFFERS OVER £35,000 PER ANNUM
- > RARE OPPORTUNITY IN PRIME INDUSTRIAL LOCATION
- > LOCATED IN CLOSE PROXIMITY TO A1 MOTORWAY
- > HARD STANDING SECURE YARD SUITABLE FOR A VARIETY OF USES

**TO LET**

**40/2 SEAFIELD ROAD EAST, EDINBURGH, EH15 1ED**

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## LOCATION

The subjects are located on the south side of Seafield Road East which is located less than 3 miles from Edinburgh City Centre, and has excellent transport links with a direct route to the A1 via the A199 which connects the site to the City Bypass, M8 motorway and the South.

The Seafield area is a prime location for industrial and motor industry occupiers with a host of national occupiers in close proximity, including Peter Vardy, Arnold Clark and Screwfix.

## DESCRIPTION

The subjects comprise a 0.35 acre secure site with perimeter fencing access from Seafield Road East.

There is a portacabin which benefits from water & electricity which is currently used as an office & an additional container for secure storage.

The subjects make for a rare leasehold opportunity in a highly sought after location within Edinburgh.

## LEASE TERMS

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 £35,000 per annum.

## RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £12,900. This may allow for rates relief depending on individual tenant circumstance.

## LEGAL COSTS

Each party will bear their own legal costs in the documentation of this transaction; however, the incoming tenant/purchaser 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.



**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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