

CLASS 1A PREMISES

- > LOCATED IN THE POLWARTH DISTRICT OF EDINBURGH
- > OFFERS OVER £9,500 PER ANNUM
- > PREMISES EXTENDS TO 74.87 SQM (806 SQFT)
- > HIGH LEVELS OF PEDESTRIAN AND VEHICULAR PASSING TRAFFIC
- > QUALIFIES FOR 100% RATES RELIEF
- > ARRANGED OVER GROUND AND BASEMENT FLOOR
- > ON STREET PARKING WITHIN CLOSE PROXIMITY
- > LARGE GLAZED FRONTAGE FOR EXCEPTIONAL BRANDING OPPORTUNITIES



TO LET

42 MERCHISTON AVENUE, EDINBURGH, EH10 4NZ

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

The subjects are situated on the west side of Merchiston Avenue in a block bounded by Polwarth Gardens to the north and Polwarth Terrace to the south within the Polwarth district of Edinburgh situated approximately 1 mile southwest of Edinburgh's city centre.

The subjects are positioned within a mixed commercial/residential location. Local and national traders within close proximity include Polwarth Pharmacy, Dunedin Cleaning Services Ltd, Active Health & Margiotta.

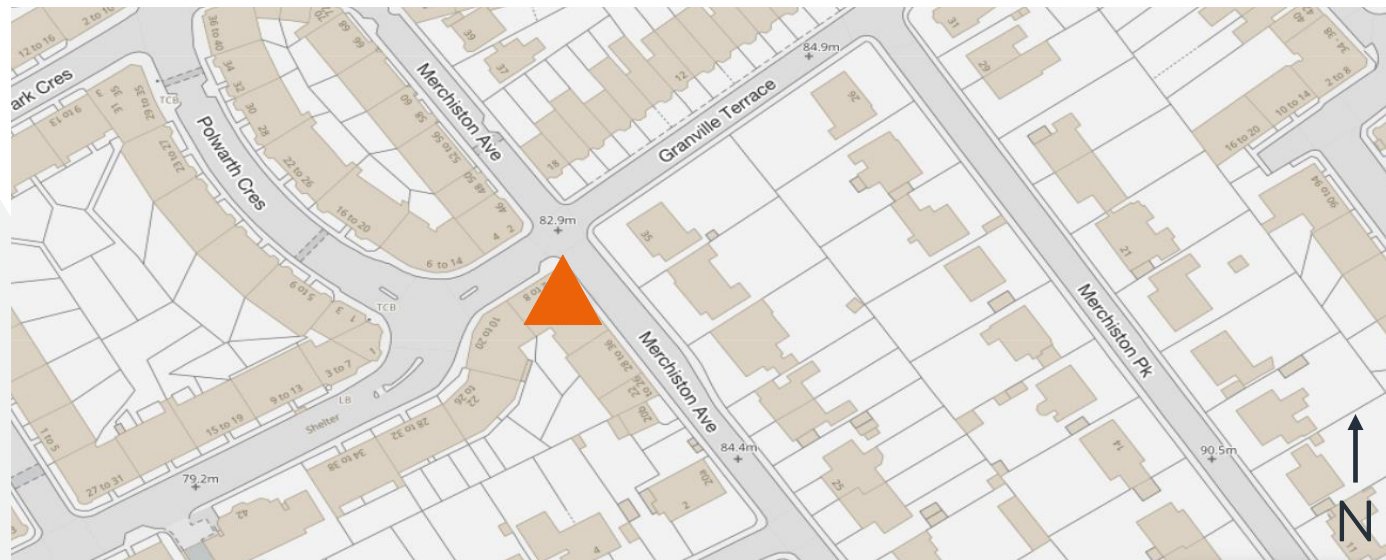
DESCRIPTION

The subjects comprise a Class 1A premises arranged over the ground and basement floors of a traditional four storey stone built tenement.

Internally, the accommodation benefits from an open plan configuration with a tea preparation and WC facility to the rear. The basement floor, which is accessed by a timber staircase, consists of a further office/meeting room and storage facilities. The property benefits from an attractive frontage onto Merchiston Avenue, within close proximity to the Polwarth Junction, making the location very attractive for a new tenant with good levels of pedestrian and vehicular passing trade.

LEASE TERMS

The subject is offered on a full repairing and insuring basis a Term to be agreed incorporating regular rent reviews at an initial rental of £9,500 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	23.49	253
Basement	51.38	553
TOTAL	74.87	806

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 £5,800 which will allow for 100% rates relief subject to the owners/tenants other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 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.

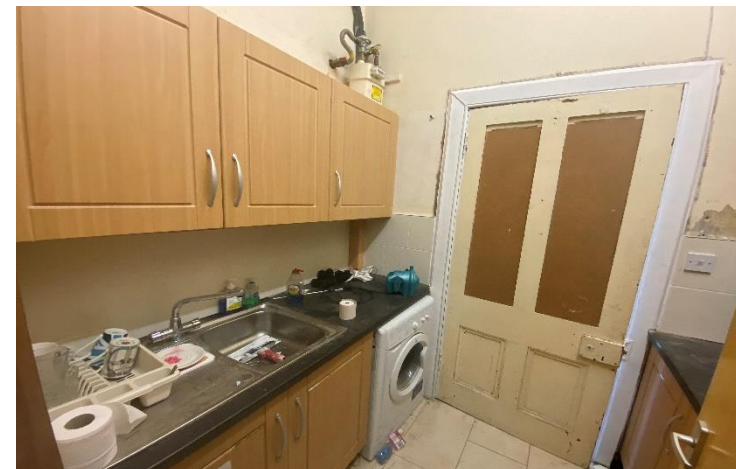
LEGAL COSTS

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 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.



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