

## CLASS 1A PREMISES

- > LOCATED IN THE CORSTORPHINE DISTRICT OF EDINBURGH
- > OFFERS OVER £13,000 PER ANNUM
- > PREMISES EXTENDS TO 58.53 SQM (630 SQFT)
- > REFURBISHED TO HIGH STANDARD THROUGHOUT
- > WELL-PROPORTIONED UNIT SUITABLE FOR A VARIETY OF USES
- > POPULAR RETAIL PARADE WITH EXTREMELY HIGH LEVELS OF VEHICULAR AND PEDESTRIAN FOOTFALL
- > AVAILABLE IMMEDIATELY
- > BENEFITS FROM SMALL BUSINESS RATES RELIEF SUBJECT TO TENANT CIRCUMSTANCE



# LEASE AVAILABLE

**213 ST JOHNS ROAD, EDINBURGH, EH12 7UU**

**CONTACT:** Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Hannah Barnett, hannah.barnett@shepherd.co.uk, 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

The property is situated on the south side of St John’s Road between Glebe Street to the west and Kirk Loan to the east. St John’s Road is a popular secondary retailing parade with local businesses and benefits from high levels of vehicles and pedestrians travelling between the city centre and the western suburbs of Edinburgh and the M8/M9 motorways. The property is located close to many nearby residential streets, providing an abundance of footfall for businesses on St John’s Road. Nearby occupiers include Salon Studios, Farmers Autocare, Magnet and Neilsons Solicitors & Estate Agents.

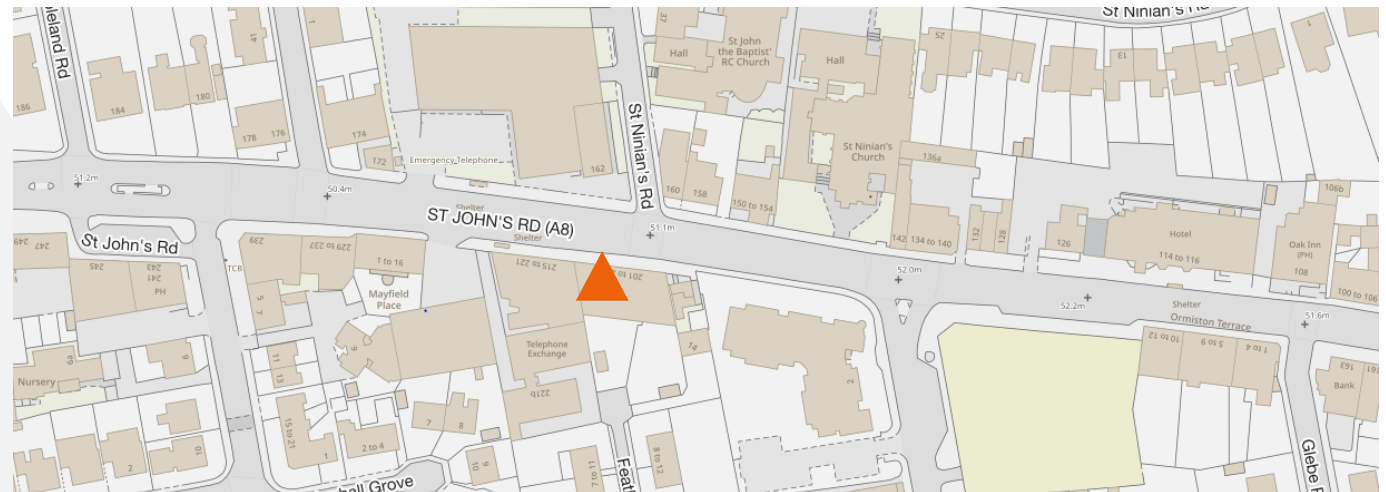
**DESCRIPTION**

The property comprises a double windowed Class 1A premises arranged over the ground floor of two storey terraced tenement.

The property comprises a reception area, numerous treatment rooms, a showroom & WC facilities. Currently fitted out as a Salon the unit benefits from a high quality fit out throughout and is in turn key condition for a new tenant to be trading immediately.

**LEASE TERMS**

The subjects are held on a Full Repairing & Insuring lease expiring 28<sup>th</sup> February 2032. The passing rent is £13,000 per annum and there is a tenant break option on 28<sup>th</sup> February 2027 & rent review on 1 March 2027.



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

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

Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) & Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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.

ACCOMMODATION	SqM	SqFt
Ground Floor	58.53	630
<b>TOTAL</b>	<b>58.53</b>	<b>630</b>

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 £11,800, which will allow for 100% rates relief subject to the tenant's other commercial properties, if any.

### 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.

### ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any occupiers. Once an offer has been accepted, the prospective 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.



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

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

Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) & Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)

