

CLASS 1A PREMISES

- > LOCATED WITHIN THE HEART OF THE MIDLOTHIAN TOWN, LOANHEAD
- > OFFERS OVER £195,000
- > RENTAL PRICE AVAILABLE UPON APPLICATION
- > PREMISES EXTENDS TO 138.67 SQM (1,492 SQFT)
- > POTENTIAL FOR RESIDENTIAL DEVELOPMENT OR ALTERNATIVE COMMERCIAL USES SUBJECT TO THE NECESSARY PLANNING CONSENT
- > ARRANGED OVER GROUND AND FIRST FLOORS
- > RARELY AVAILABLE FREEHOLD OPPORTUNITY WITHIN THE TOWN CENTRE



FOR SALE/ TO LET

9 CLERK STREET, LOANHEAD, EH20 9DP

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
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LOCATION

The subjects are well positioned on the main commercial thoroughfare running through the heart of Loanhead, a popular Midlothian commuter town located just south of the City of Edinburgh bypass. More specifically, the property is prominently located on the north side of Clerk Street in a mixed residential and commercial neighbourhood. The nearby area benefits from a mix of local and national commercial occupiers such as Rowlands Pharmacy, Coop, Post Office, One To One Beauty Ltd and Little Petals Florists.

DESCRIPTION

The subjects comprise a self-contained office premises arranged over ground & first floors of a two storey mid terrace brick build, externally rendered building with a flat felt roof. The property benefits from a large double-glazed frontage which floods the ground floor with natural light creating a welcoming and pleasant working environment.

Internally, the ground floor contains two well-proportioned open plan rooms with a tea preparation area, store & WC facility to the rear.

The first floor provides further office space including a board room, numerous meeting rooms, staff room & WC facilities.

PLANNING

Given the property's flexible configuration, it would be suitable for a variety of commercial uses or alternatively residential development subject to the necessary planning consents.



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 & Hannah Barnett hannah.barnett@shepherd.co.uk

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ACCOMMODATION	SqM	SqFt
Ground floor	65.42	704
First floor	73.25	788
TOTAL	138.67	1,492

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 currently being reassessed following completion of the refurbishment.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

PRICE/RENT

The subjects are offered on a freehold basis at offers over £195,000.

Rental price upon application. There is scope to let in part or in whole, however, landlords preference is in whole.

EPC

Released on application.

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 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.

VAT

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



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