

## CLASS 1A PREMISES

- > LOCATED IN THE BLACKHALL DISTRICT OF EDINBURGH
- > OFFERS OVER £20,000 PER ANNUM
- > PROMINENT FRONTAGE ON ESTABLISHED SECONDARY RETAIL PARADE
- > PREMISES EXTENDS TO 82.50 SQM (888 SQFT)
- > ARRANGED OVER GROUND FLOOR
- > BENEFITS FROM HIGH LEVELS OF VEHICULAR PASSING TRADE
- > FREE ON STREET PARKING IMMEDIATELY OUTSIDE
- > DDA COMPLIANT
- > SUITABLE FOR VARIETY OF OCCUPIERS



**TO LET**

**16 HILLHOUSE ROAD, EDINBURGH, EH4 2AG**

**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 east side of Hillhouse Road close to the junction with Telford Road to the north within the bustling Blackhall area of Edinburgh. Hillhouse Road is a busy thoroughfare for pedestrians and vehicles travelling from the Queensferry Crossing into Edinburgh city centre.

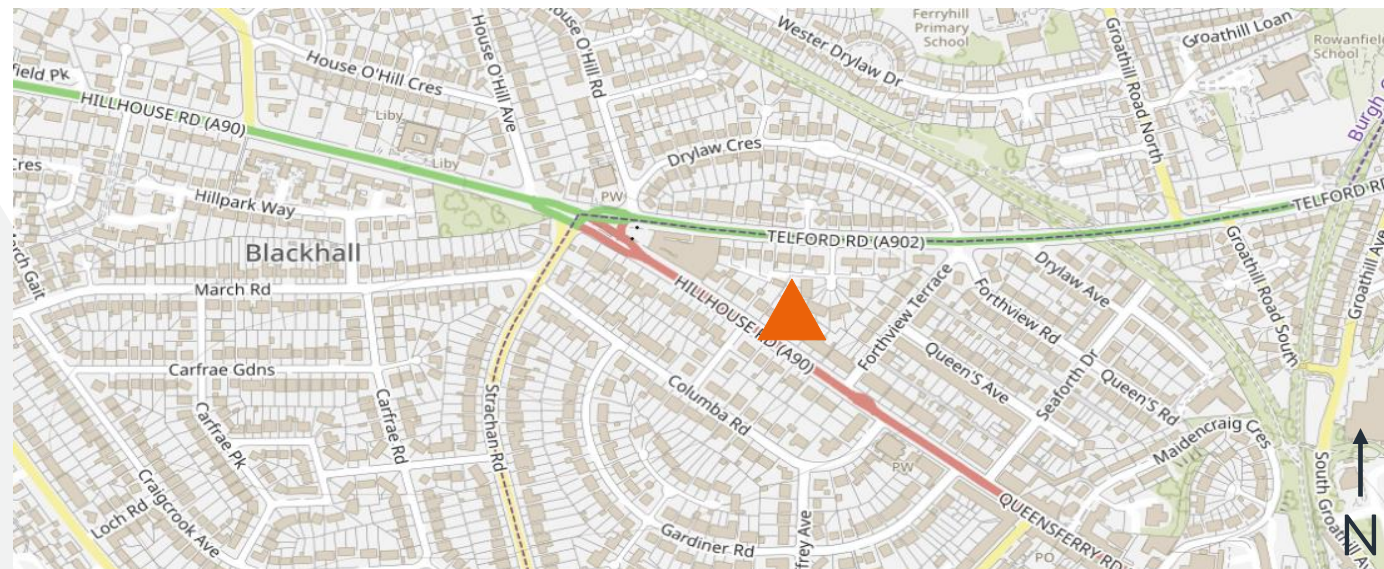
Blackhall is an affluent neighbourhood comprising a mixture of residential and commercial occupiers. Nearby national and local traders include Lindsay + Gilmour Pharmacy, Papa Johns, Fine Fellas & Home Help Me Care.

## DESCRIPTION

The subjects comprise a bright single windowed retail unit arranged over the ground floor of a two storey stone built externally rendered tenement building. Internally, the ground floor comprises of an open plan area with tea preparation, WC facilities & storage to the rear. The property benefits from an attractive frontage onto Hillhouse Road & the units excellent configuration offers a flexible space suitable for a variety of uses.

## LEASE TERMS

The subjects are offered on a full repairing an insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental 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

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)

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ACCOMMODATION	SqM	SqFt
Ground	82.50	888
<b>TOTAL</b>	<b>82.50</b>	<b>888</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 £16,800, resulting in net annual payable rates of approximately in £8,366.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 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 26<sup>th</sup> 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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