

FORMER PUBLIC HOUSE

- > LOCATED IN THE DESIRABLE LEITH DISTRICT OF EDINBURGH
- > **OFFERS OVER £25,000 PER ANNUM**
- > PREMISES EXTENDS TO 290.56 SQM (3,127 SQFT)
- > ARRANGED OVER THE GROUND AND BASEMENT FLOORS
- > HIGH LEVELS OF PEDESTRIAN AND VEHICULAR PASSING TRAFFIC
- > PROMINENT RETURN FRONTAGE
- > SUITABLE FOR A VARIETY OF PURPOSES SUBJECT TO PLANNING



TO LET

291 – 293 EASTER ROAD, EDINBURGH, EH6 8LH

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 occupy a prominent corner position on the west side of Easter Road within the Leith district of Edinburgh. This vibrant location is situated approximately 1.5 miles northeast of the City Centre and benefits from a variety of key transportation links & amenities in close proximity. Easter Road forms one of Edinburgh's busiest secondary retail locations whilst also representing a major arterial route carrying large volumes of vehicular & pedestrian traffic in and out of Edinburgh's City Centre.

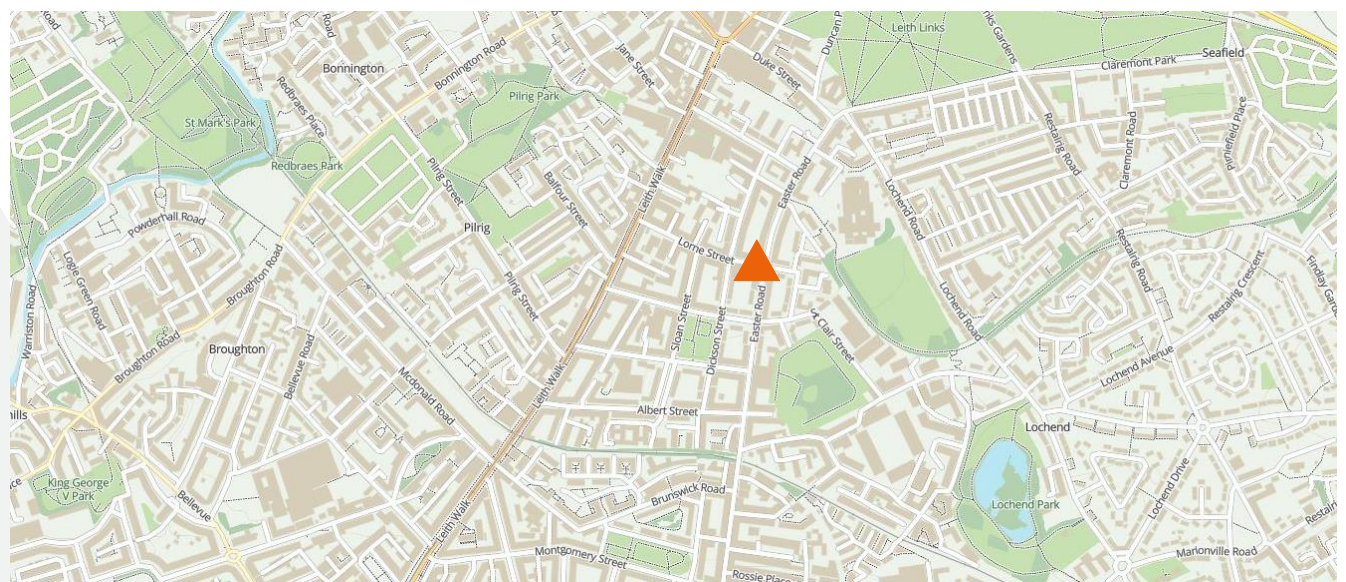
The surrounding neighbourhood offers a mix of residential and commercial occupiers, notably including Lidl, Londis, Tesco Extra and a variety of cafes.

DESCRIPTION

The premises comprises a multi-windowed former public house premises arranged over the ground and basement floors of a traditional 4 storey, end terraced tenement building. Internally the subjects are currently in basic shell condition however, extensive renovation works are scheduled to install a new ceiling, lined walls, W.C facilities and windows. The premises would be suitable for a variety of retail, café, professional services or leisure uses, subject to obtaining necessary planning consents.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £25,000 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

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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	158.97	1,711
Lower Ground Floor	131.59	1,416
TOTAL	290.56	3,127

The areas above have been calculated on a gross 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 £15,700 which will result in net annual rates payable of £7,819.

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.

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.

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 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.

PLANNING

20/03400/FUL | Change of Use from Public House to 3x flats (renewal of previous consent 14/02130/FUL) | 291 - 293 Easter Road Edinburgh EH6 8LH – application granted.

However, the premises would be suitable for a variety of commercial uses, subject to obtaining the necessary planning consents.



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