

## CLASS 1A PREMISES

- > LOCATED WITHIN THE POPULAR GORGIE DISTRICT OF EDINBURGH
- > **PASSING RENT OF £11,354 PER ANNUM**
- > PREMISES EXTENDS TO 58.69 SQM (632 SQFT)
- > WELL-ESTABLISHED SECONDARY RETAIL PARADE
- > PROMINENT GROUND FLOOR UNIT BENEFITTING FROM CLASS 1A CONSENT
- > DOUBLE WINDOW FRONTAGE ON BUSY COMMERCIAL THOROUGHFARE
- > SUITABLE FOR A VARIETY OF USES



# LEASE AVAILABLE

## 139 GORGIE ROAD, EDINBURGH, EH11 1TH

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## LOCATION

The subjects are located on the south side of Gorgie Road approximately 1.5 miles west of Edinburgh's city centre within the popular Gorgie district of Edinburgh. Gorgie Road forms a major arterial route servicing large volumes of vehicular & pedestrian traffic in & out of the city centre. The neighbourhood comprises a mixture of residential & commercial occupiers, benefitting from well-established secondary retail parades which are home to a variety of local & national businesses. Occupiers in close proximity include Costa, Greggs, MBS Solicitors, Kolours Beauticians and VPZ.

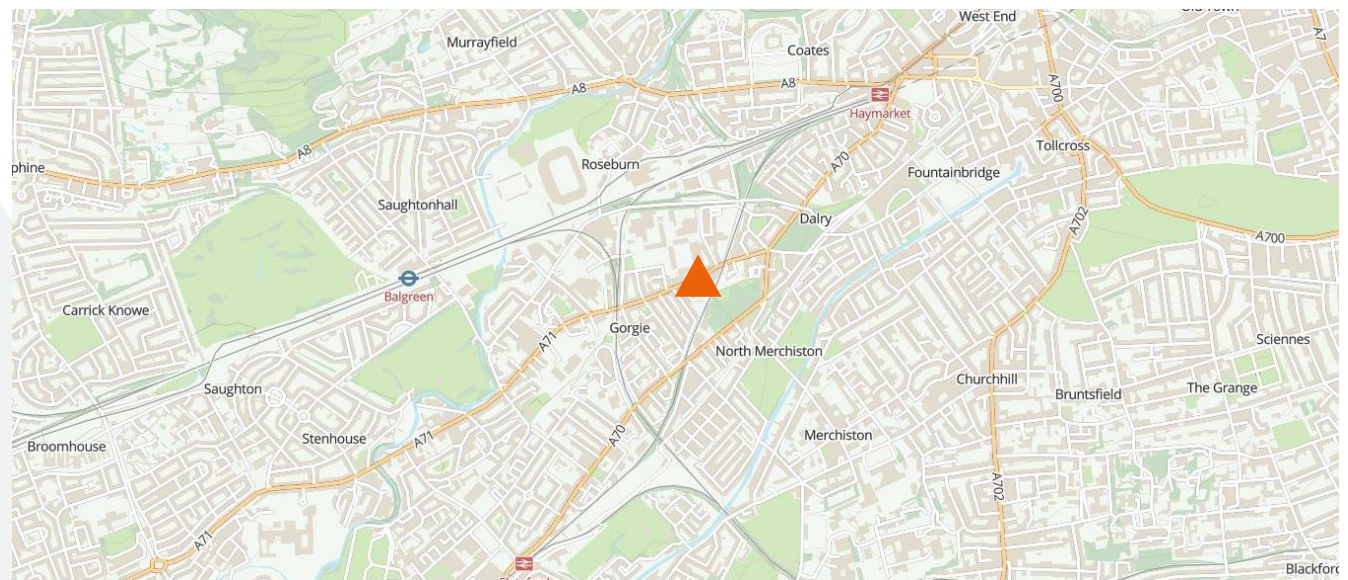
## DESCRIPTION

The premises comprises a double windowed Class 1A premises arranged over the ground floor of a traditional 4 storey end terraced tenement.

Internally the accommodation comprises an open plan front shop, partitioned staff room/tea preparation area, storage rooms and W.C. facilities to the rear. The flexible Class 1A consent enables the premises to be suitable for a variety of occupational uses including offices, retail or café.

## LEASE TERMS

The existing lease is available at a current passing rent of £11,354 per annum, subject to RPI index linked rent reviews. The lease has an upcoming tenant break option in February 2025 and is scheduled to expire on 6<sup>th</sup> February 2030.



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 Floor	58.69	632
<b>TOTAL</b>	<b>58.69</b>	<b>632</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 £9,300 which qualifies for 100% rates relief under the Small Business Rates Relief Scheme.

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.

### TENANCY

Lease available 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.

### EPC

Released on application.

### VAT

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



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