

EXTENSIVE RETAIL PREMISES

- > EXTENSIVE FORMER CONVENIENCE STORE
- > IN THE BARNTON DISTRICT OF EDINBURGH
- > OFFERS OVER £63,102 PER ANNUM
- > PREMISES EXTENDS TO 389 SQM / 4,187 SQFT
- > GROUND AND FIRST FLOOR
- > POTENTIAL FOR ALTERNATIVE USES SUCH AS CLASS 3 OR CLASS 11 SUBJECT TO CONSENTS



TO LET

201-205 WHITEHOUSE ROAD, EDINBURGH, EH4 6BU

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LOCATION

The property is situated within the Barnton area of Edinburgh which is located approximately 2 miles west of the city centre. The subjects are prominently located on the corner of Whitehouse Road and Barton Grove, in close proximity to the main vehicular junction of Queensferry Road and Maybury Road. Whitehouse Road is a popular secondary retail parade which facilitates the Barnton and Cramond residential suburbs.

Nearby occupiers include Scotmid, The Royal Burgess Golfing Society, The Royal Dynasty Chinese Takeaway and The Barnton Pharmacy.

DESCRIPTION

The subjects comprises of a two storey, flat roofed former convenience store which is part brick built and part cladded extension. The property comprises of an extensive ground floor corner frontaged retail space which benefits from 4 large window displays, goods lift access to the first floor and rear pedestrian access for deliveries. The first floor consists of staff room/WCs and a walk-in refrigeration unit.

PRICE

The subjects are offered on a full repairing and insuring basis on a sub-let, incorporating regular rent reviews at an initial rent of £63,102 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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ACCOMMODATION	SqM	SqFt
Ground Floor	268	2,885
First Floor	121	1,302
TOTAL	389	4,187

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 £45,900 which will result in net annual payable rates of £22,858. 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 incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.



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