

TO LET

CLASS 1A PREMISES

Located in the Bughtlin district of
Edinburgh

Offers over £15,000 per annum

Benefits from attractive large
glazed return frontage

Efficient transport links in and out
of Edinburgh's city centre.

Premises extend to 86.40 sqm
(930 sqft)

Suitable for a variety of uses
subject to the appropriate planning
consents



WHAT 3 WORDS

UNIT 3 BUGHTLIN MARKET, EDINBURGH, EH12 8XP

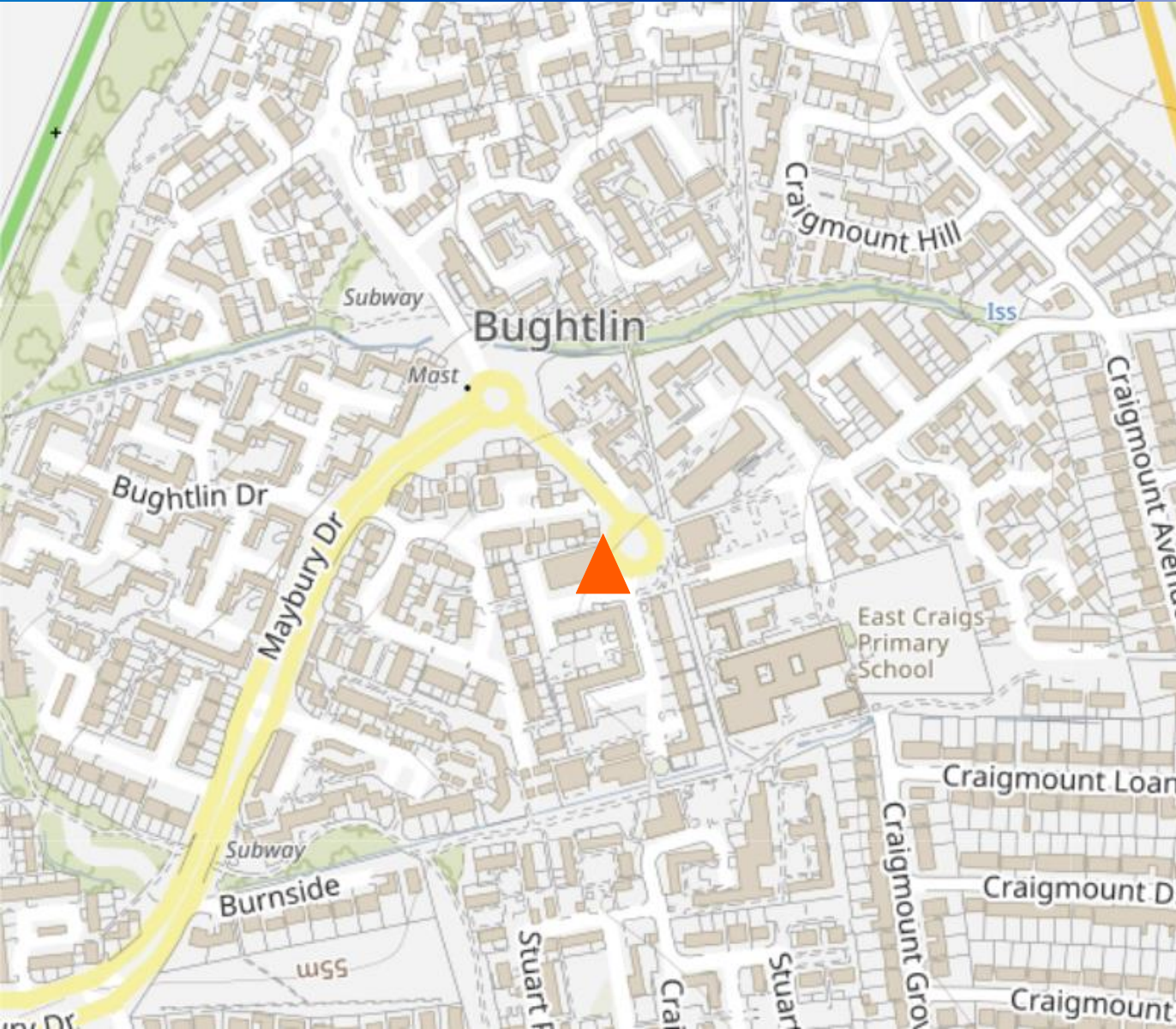
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Location

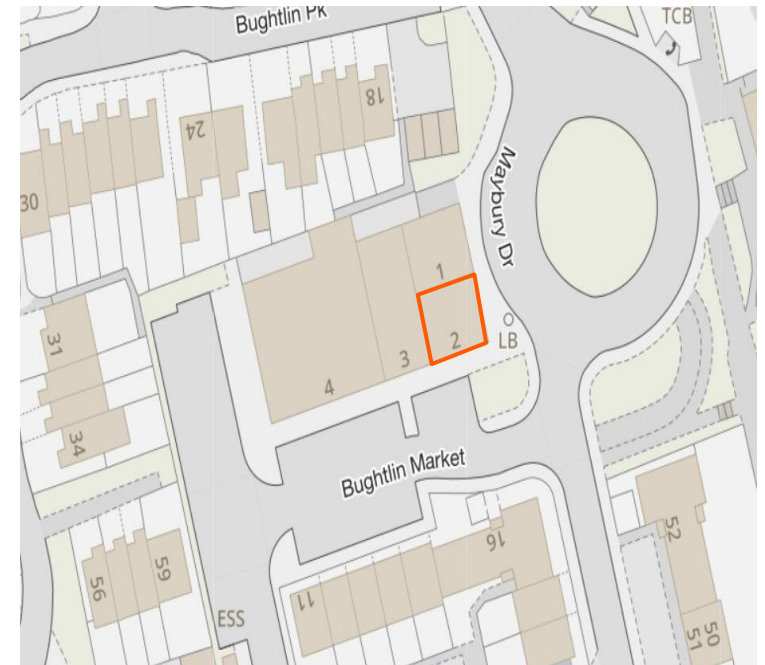
UNIT 3 BUGHTLIN MARKET, EDINBURGH, EH12 8XP



Location

The subjects are located within the Bughtlin district of Edinburgh which is situated approximately 6 miles east of Edinburgh's city centre. Additionally, the subjects are positioned to the east of the Maybury Road (A902) which provides efficient connectivity to Barton and the Queensferry Crossing. The area also benefits from efficient transport links in and around the city and surrounding areas.

More specifically, the property is located within a predominately residential area, on the north side of Bughtlin Market within a tertiary retail parade. Commercial occupiers within the parade include The Co-operative Group, East Craigs Pharmacy & Sultan Fish and Chips.



**Class 1A premises within
Bughtlin, Edinburgh**



FIND ON GOOGLE MAPS



Description

UNIT 3 BUGHTLIN MARKET, EDINBURGH, EH12 8XP



Description

The subjects comprise a Class 1A premises arranged over the ground floor of a one storey brick-built property. There is also an electric roller shutter door.

Internally, the accommodation comprises of a large bright open space with a back shop, tea preparation & DDA compliant WC facility to the rear.

The open plan configuration encourages scope for various retail, professional services, or leisure uses, subject to obtaining necessary planning consents. The property benefits from a return frontage, which encourages significant exposure for vehicular passing traffic and pedestrians & offers excellent branding opportunities.

Accommodation

Description	m ²	ft ²
Ground Floor	86.40	930
TOTAL	86.40	930

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £15,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £15,100 which results in £7,520 rates payable per annum.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

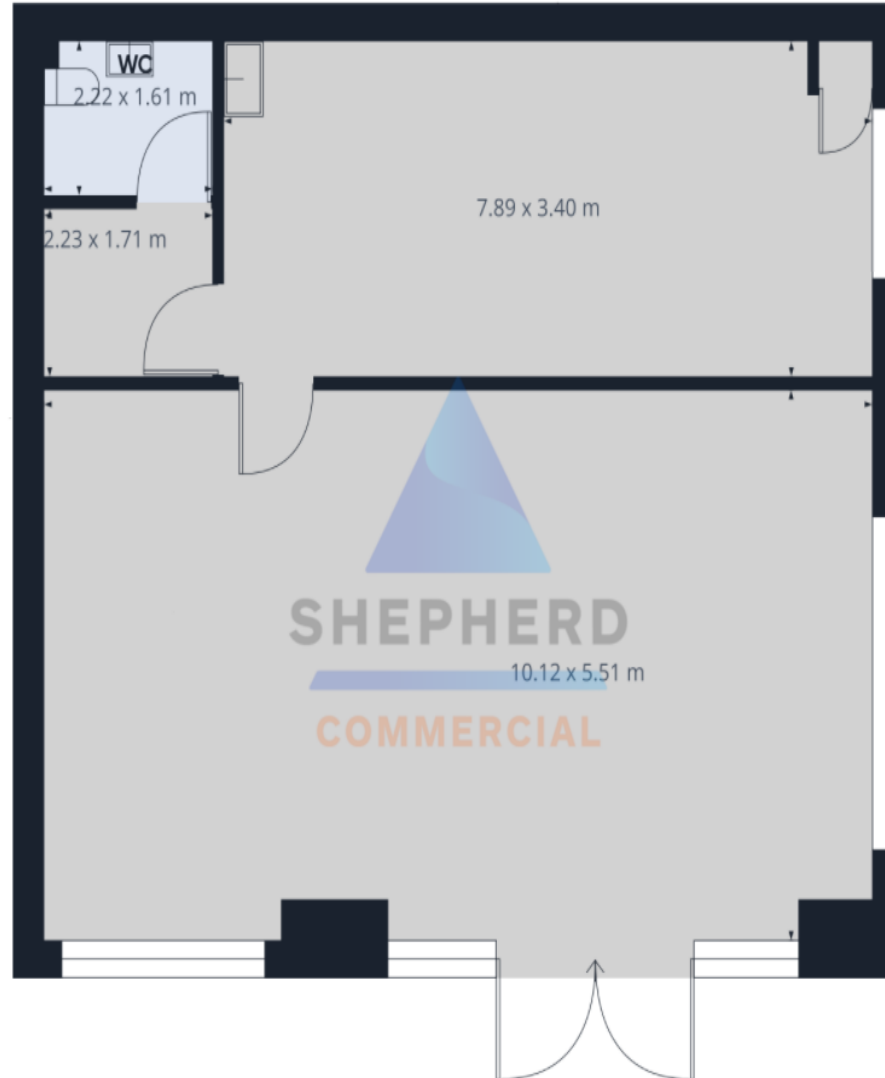
An Energy Performance Certificate is available upon request.

VAT

The property is not elected for 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.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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.

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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. **OCTOBER 2024**

