

TO LET

CLASS 1A PREMISES

Located in the heart Edinburgh's
Newington district

Offers over £16,000 per annum

Located 1 mile south of
Edinburgh's City Centre

Benefits from high levels of footfall
and vehicular passing traffic

Premises extend to 94.14 sqm
(1,013 sqft)

Recently refurbished to an
exceptional standard throughout

Suitable for a variety of occupiers
subject to the necessary planning
consents



WHAT 3 WORDS



5A GRANGE ROAD, EDINBURGH, EH9 1UH

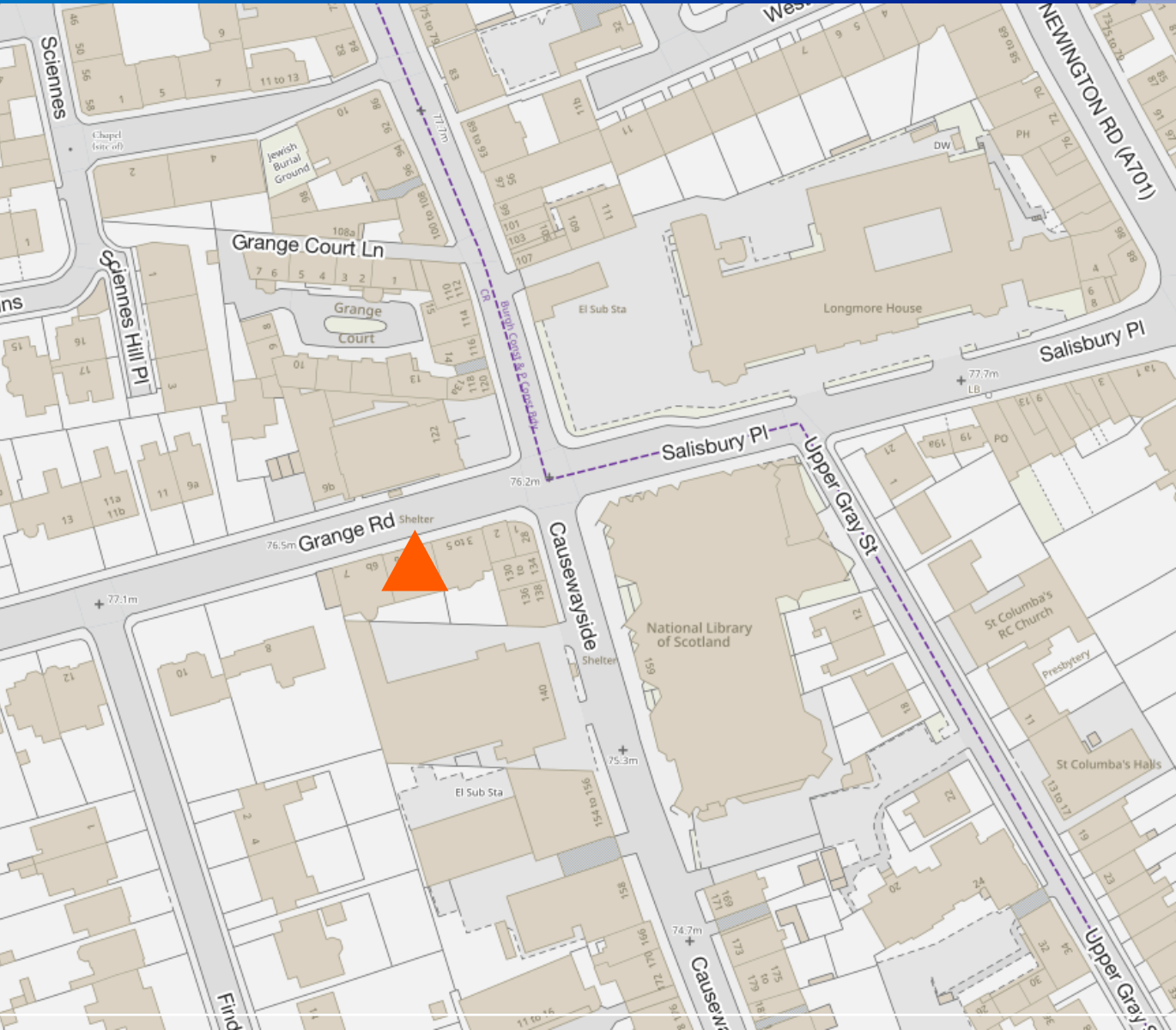
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Location

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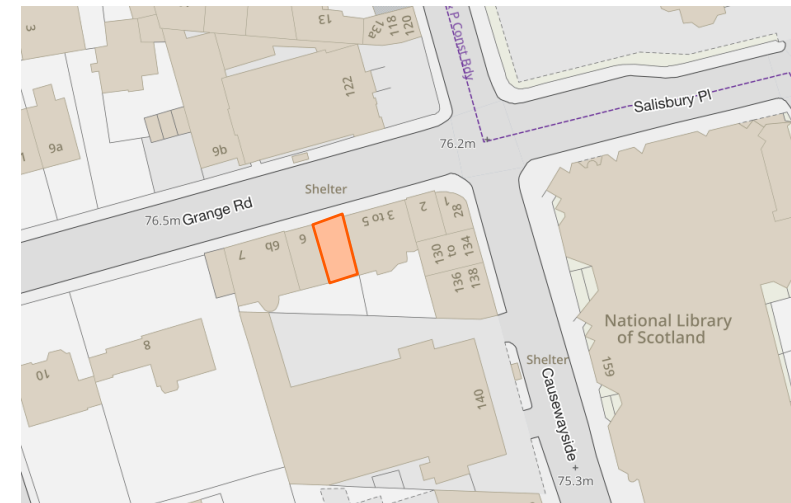


Location

The premises is located on Grange Road within the heart of the Edinburgh's historic Newington district which sits to the north of the affluent Mayfield area and east of the popular Marchmont district.

The subjects are well positioned with excellent vehicular transport links. The A701 which sits to the east of the property & gives access to the South and the Edinburgh City Bypass.

More specifically, the subject property is positioned on the south side of Grange Road just west of the junction with Causewayside and Salisbury Place. The surrounding neighbourhood comprises a mix of residential and commercial occupiers including a mix of national & local traders, including Tesco Express, Ominicar Pharmacy, No. 1 The Grange Public House, Cotterell & Co and the National Library of Scotland.



Immaculately Presented
Class 1A Premises



FIND ON GOOGLE MAPS



Description

5A GRANGE ROAD, EDINBURGH, EH9 1UH



Description

The subjects comprise a Class 1A premises arranged over the ground and basement floors of a traditional three storey and basement stone built terraced property surmounted under a pitched and slated roof. To the front elevation the property benefits from a double-glazed frontage allowing for excellent branding opportunities as well as a flow of natural light which floods the property that creates a pleasant & welcoming space.

Internally, the ground floor accommodation comprises an open plan space suitable for professional service or retail occupiers. Additionally, the basement provides a tea preparation area, staff room and ample storage.

The subjects have recently been refurbished to an exceptional standard throughout & is ready for occupation immediately. Given the property's versatile configuration, it is suitable for a variety of uses subject to necessary consents.

Description	m ²	ft ²
Ground Floor	42.82	461
Basement	51.32	552
TOTAL	94.14	1,013

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 £16,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £7,500 which will allow for 100% rates relief subject to the tenants other commercial properties, if any.

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

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.



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. **SEPTEMBER 2024**