

553

GORGIE ROAD
EDINBURGH

TO LET RETAIL • OFFICE LEISURE PREMISES

EH11 3LE

UNITS AVAILABLE FROM 2,000 SQFT - 8,000 SQFT



CANNING VALE
PROPERTY
0141 266 0240

553

**GORGIE ROAD
EDINBURGH, EH11 3LE**

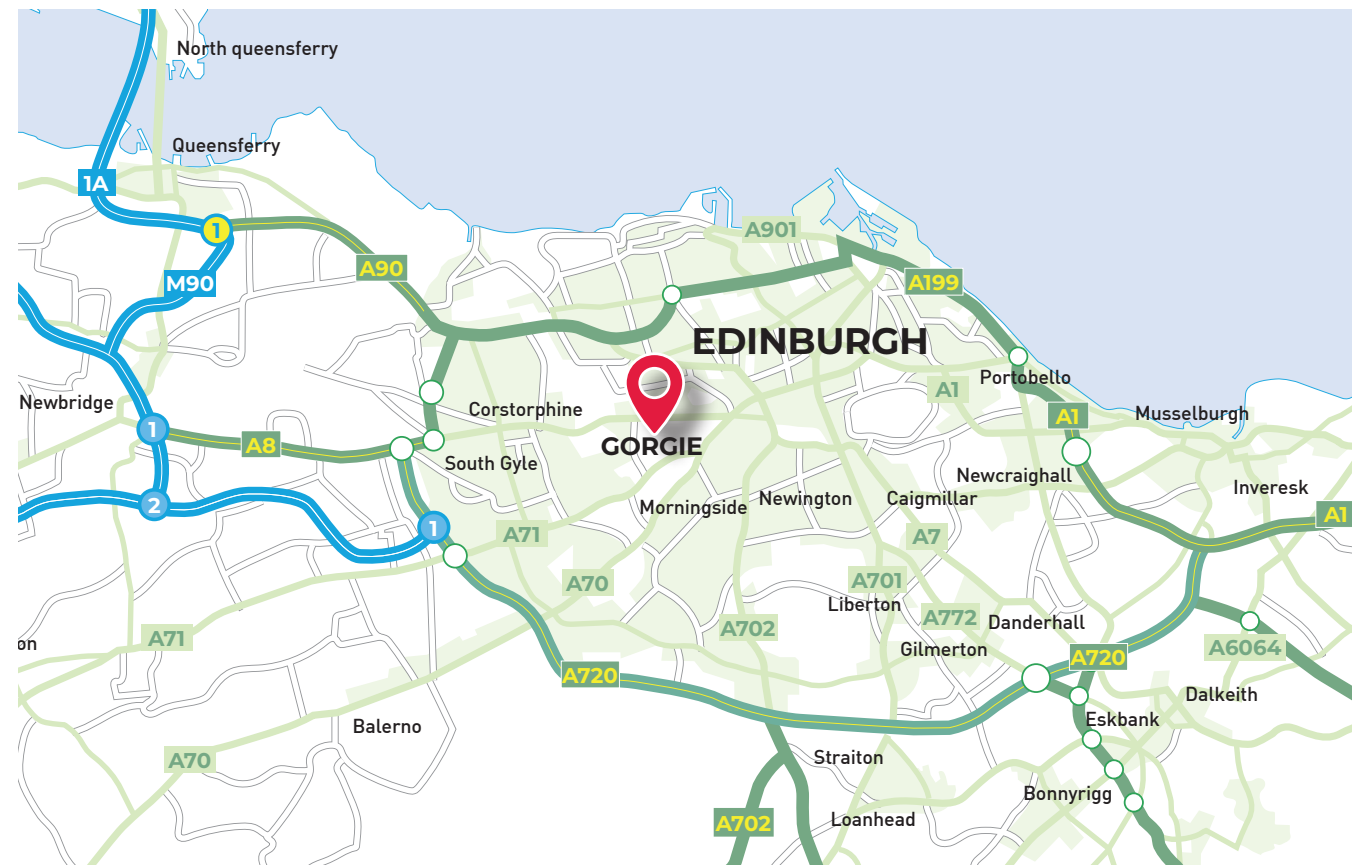
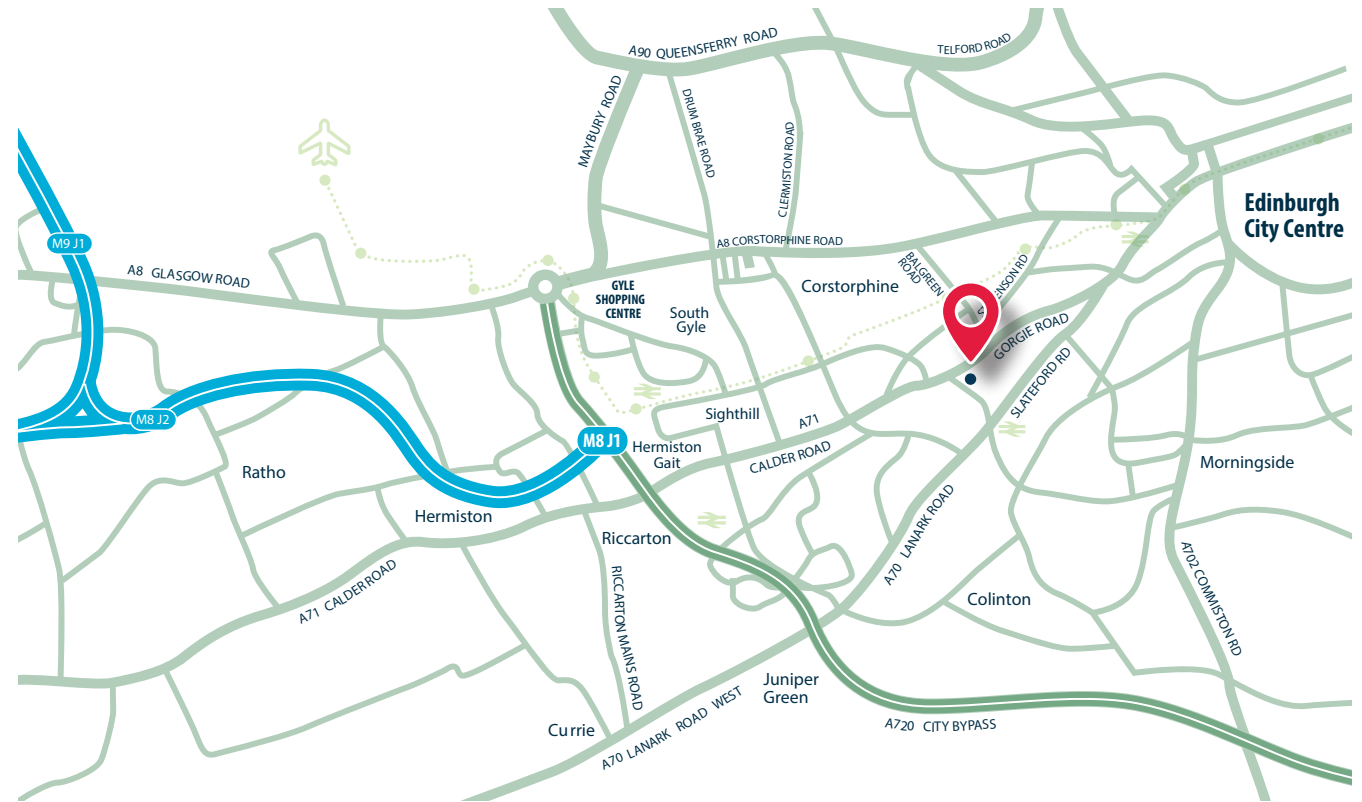
Location

Edinburgh is Scotland's capital city and has an immediate population of approximately 525,000 people and a wider catchment in the order of 1.6 million people.

The subject premises are situated on the junction where Gorgie Road meets Stenhouse Road within the Balgreen / Gorgie districts of Edinburgh. It is located approximately 2 miles to the south west of Edinburgh city centre and 2 miles east of the city bypass and M8.

Nearby occupiers include Abbeyfield Scotland, Trust Housing Association, Dunedin Canmore and HM Courts and Tribunals Service. There are a number of leisure amenities within close proximity, including a Pure Gym, The O2 Academy Edinburgh, Nuffield Health and Fitness Centre and World of Football are all a short walkaway.

Edinburgh West Retail Park is only a 10 minute walk and is home to a number of high profile retailers including M&S, Home Bargains, Aldi and Greggs.



“An Exciting New Retail, Professional Services And Leisure Development”

BT MURRAYFIELD STADIUM

EDINBURGH CASTLE

ARTHURS SEAT

EDINBURGH WEST RETAIL PARK (ALDI & M&S)

EMBANKMENT WEST

WATKIN JONES STUDENT RESIDENCE

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PURE GYM

STENHOUSE DRIVE

GORGIE ROAD



Description

The property comprises the ground floor space of a modern brick building with the upper floors comprising student accommodation.

Our client is proposing to subdivide the ground floor space to provide the following sized units:

Unit 1: 4,305 sqft

Unit 2: 3,712 sqft

Unit 3: 2,206 sqft

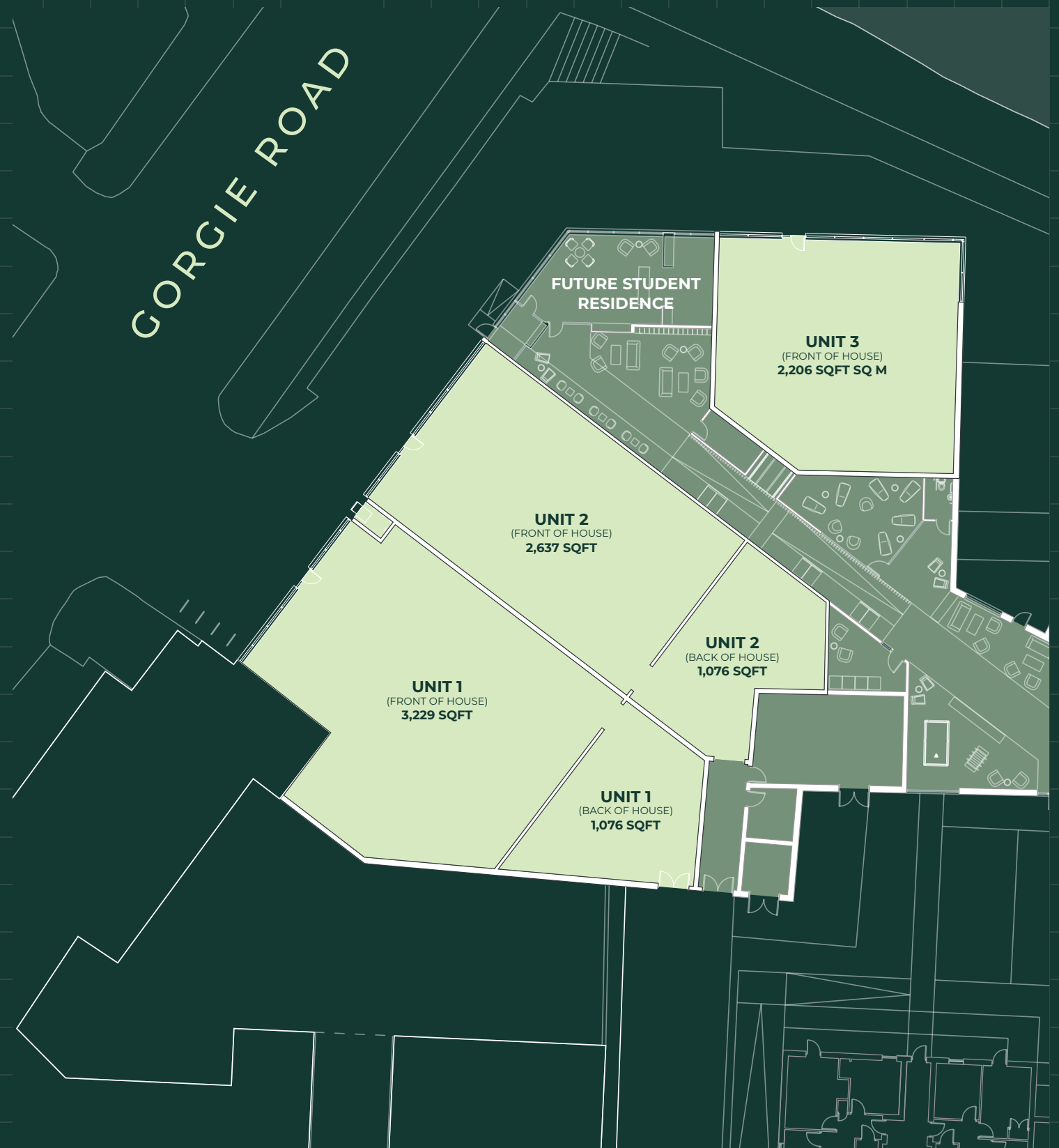
Each unit will be fitted with a new shop front and capped services ready for tenant fit-out.

Subject to size requirement requests our client may consider amalgamation of the above suggested sizes to create up to 8,000 sqft. Subject to planning and warrant approval.

Planning

Our client has secured planning consent for Class 1A (Shops, Financial Professional & other services) for retail and office uses.

The premises may also be suitable for Class 3 (Restaurant) or Hot Food (Sui Generis) uses subject to planning consent. Further details are available upon request.





Rent / Lease Terms

On application.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this opportunity.

The ingoing tenant will be responsible for Land and Buildings Transaction Tax LBTT, registration fees and any VAT incurred thereon.

Rating

To be assessed following completion of works.

Timing

Further details upon request.

EPC

EPCs will be available upon completion.

Viewing & Further Information

Strictly by appointment through the joint letting agents.

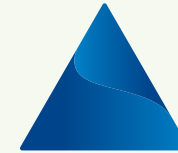
CANNING VALE
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