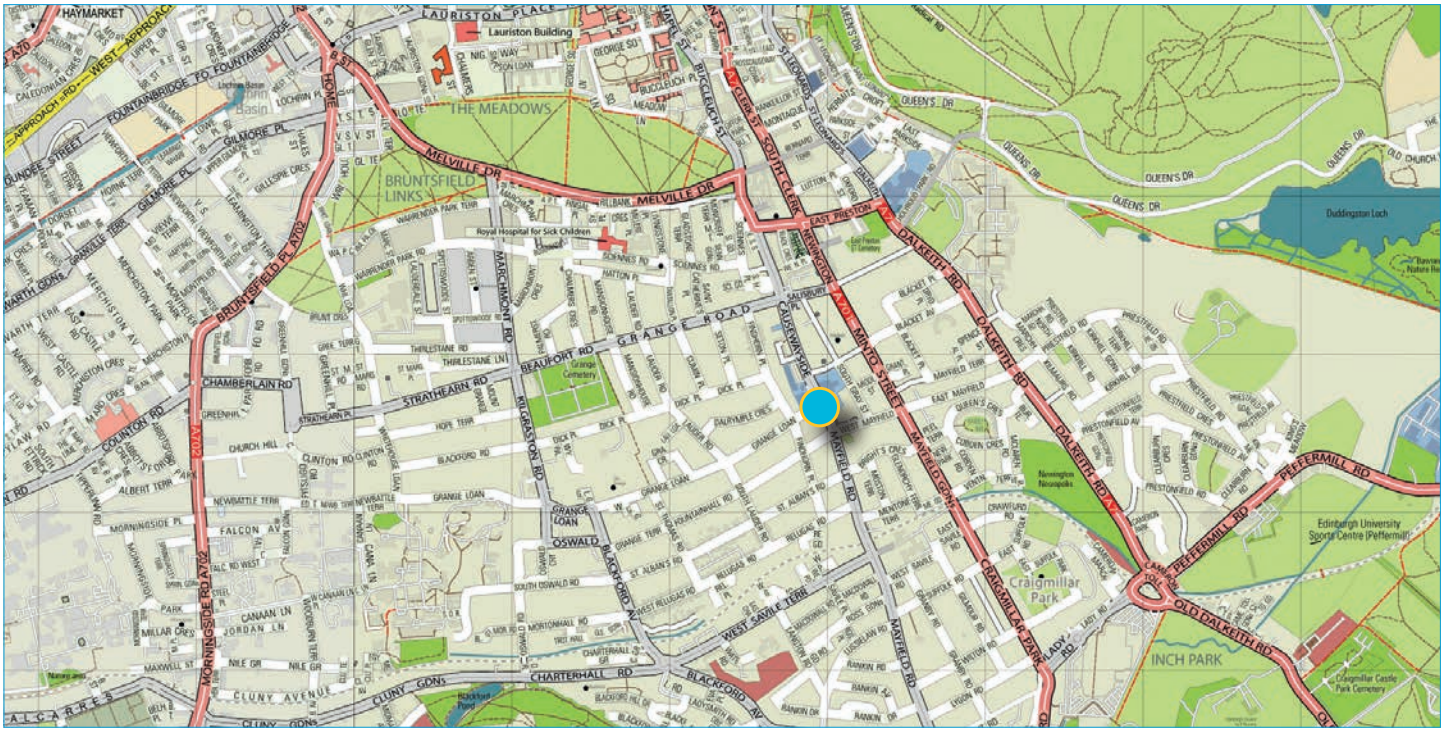


RETAIL UNIT FOR SALE



**2 FOUNTAINHALL ROAD
EDINBURGH EH9 2NN**

t: 0131 243 7288 m: 07801 852225



LOCATION

The subjects occupy a prominent corner position, located at the junction of Fountainhall Road & Ratcliffe Terrace, approximately 2 miles to the south of Edinburgh city centre. This leads onto Causewayside which forms part of a main vehicular route into the city from Newington/Liberton and the City Bypass.

The surrounding area offers a good mix of residential & commercial uses with neighbouring occupiers including Edinburgh Dental, The Scottish Shutter Company, Scotbet, Jewson, Mathieson Butcher, Dow Financial Services, Mayfield Salisbury Parish Church & a BP Petrol Filling Station.

DESCRIPTION

The premises comprise a ground floor & basement retail unit, within a four storey traditional stone built tenement under a pitched slated roof. The subjects provide the following approximate areas:-

GROUND FLOOR	44.20 SQM	476 SQFT
BASEMENT & WC	27.14 SQM	292 SQM
TOTAL	71.34 SQM	768 SQFT

PRICE

Our clients are seeking offers in excess of £120,000 exclusive of VAT.

RATES

In accordance with the Scottish Assessors Association we understand the subjects are currently assessed as follows:-

Rateable Value - £8,500 [01/04/2017]

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – [Copy available on request].

USE

We understand that the property currently benefits from Class 1 Retail planning consent. Interested parties are advised to make their own enquiries directly to the Local Authority Planning Department.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the purchaser being responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell

e: jack@jhcampbell.net

m: 07801 852225

Date of publication: April 2019

MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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