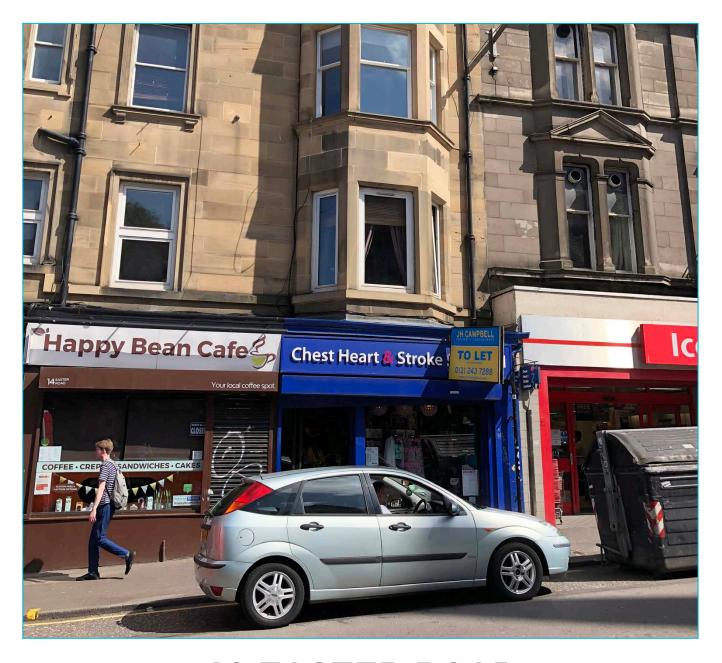


RETAIL UNIT TO LET



12 EASTER ROAD EDINBURGH EH7 5RG

t: 0131 243 7288 m: 07801 852225



LOCATION

The subjects are situated in the Abbeyhill area of Edinburgh approximately 1.5 miles east of the city centre. The subjects are located at the southern end of Easter Road in a well established & popular secondary retailing location, close to it's junction with London Road, and forms one of the main thoroughfare routes through to Leith.

Neighbouring occupiers include USave, Iceland, Tan Express, 20/20 Opticians, Cornelius Beer & Wine, Dears Pharmacy, Mackay Sinclair Solicitors, Scotmid, Baynes, Greggs etc.

DESCRIPTION

The subjects comprise a ground floor retail unit within a mid terraced four storey traditional stone building under a pitched slated roof. The premises provide the following approximate areas:-

GROUND FLOOR SALES	32.36 SQM	348 SQFT
STORAGE/STAFF & WC	16.49 SQM	178 SQFT
TOTAL	48.85 SQM	526 SQFT

LEASE

The subjects are available on the basis of a new full repairing & insuring lease for a term to be agreed.

RENT

Offers in excess of £10,000 per annum, are invited.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating tbc - [Copy available on request].

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £7,100 [01/04/2017]

USE

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

VAT

All figures & prices quoted are exclusive of VAT, unless otherwise stated.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant 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: July 2019

MISREPRESENTATION CLAUSE

- JH Campbell give notice to anyone who may read these particulars as follows:-
- In These particulars are prepared for the guidance only of prospective purchases. 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 point-asset) is given in good faith but should not be relied upon as being a statement of representation or fact.
- 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.
- s. 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 willding are uniquiness or other consents have been obtained and these matters must be varified by an intending purphaser.
- 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 fac