

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:-

JH CAMPBELL
PROPERTY CONSULTANTS

0131 243 7288
www.jhcampbell.net

Contact: Jack Campbell
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