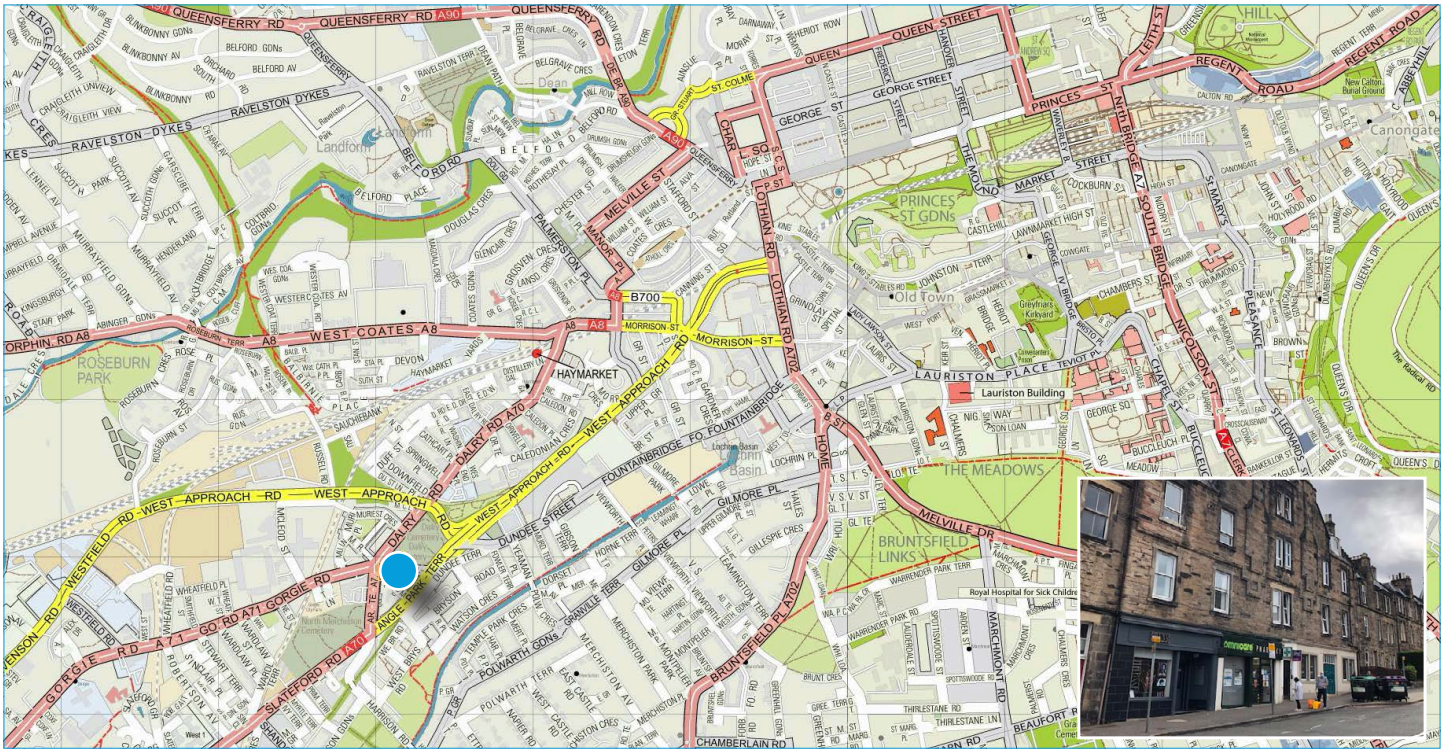


DUE TO RELOCATION RETAIL UNIT TO LET/MAY SELL



**3 ARDMILLAN TERRACE, DALRY
EDINBURGH EH11 2JN**



LOCATION

The subjects occupy a prominent location on the east side of Ardmillar Terrace close to it's junction with Henderson Terrace and Gorgie Road [A.71], within the popular Dalry district of Edinburgh approximately 1 mile south west of the City Centre.

The premises are situated in a mixed commercial/residential area with neighbouring occupiers including Omnicare Pharmacy [relocating to the former Bank of Scotland], Natisse Hair Salon, NHS Springwell Medical Centre & directly opposite a new major residential development by AMA Homes.

DESCRIPTION/ACCOMMODATION

The subjects comprise a lock up retail unit over ground floor forming part of a four storey traditional stone building, providing the following approximate areas:-

GROUND FLOOR - FRONT SHOP SALES	30.66 SQM	330 SQFT
BACK SHOP ANCILLARY & WC	17.24 SQM	186 SQFT
TOTAL	47.90 SQM	516 SQFT

LEASE/SALE

The subjects are available on the basis of a new full repairing & insuring lease, for a negotiable term.

Alternatively our clients may also consider a sale of their heritable interest.

RENT

Offers of £9,000 per annum are invited.

PRICE

Offers in excess of £100,000 are invited.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – G. [Copy available on request]

RATES

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

Rateable Value - £6,200 [01/04/2017]

[An incoming occupier may benefit from Small Business Bonus Scheme (SBBS) rates relief of up to 100%. We would therefore recommend discussing this with the local Rates Authority].

USE

We understand the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

We are advised that no VAT is applicable on the rent or sale price.

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

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.
8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454. **Date of publication: September 2021**