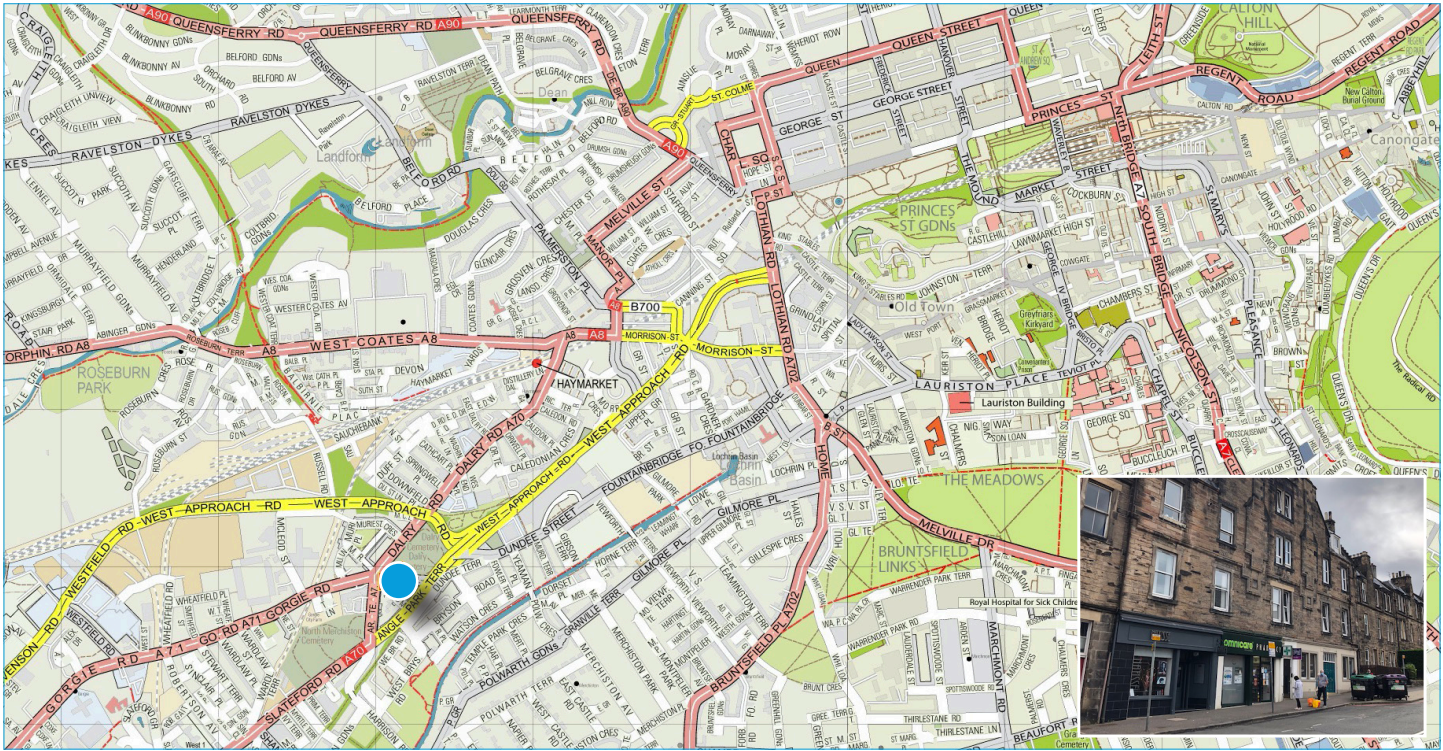


## RETAIL UNIT TO LET



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





LOCATION

The subjects occupy a prominent location on the east side of Ardmillan 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 [relocated 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

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

RENT

Offers of £12,000 per annum are invited.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – G. [Copy available on request]

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.

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].

VAT

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

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  
e: jack@jhcampbell.net  
m: 07801 852225