

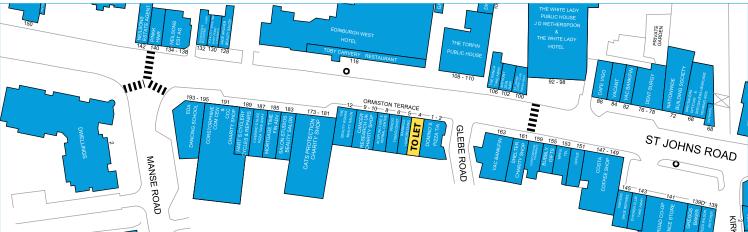
PROMINENT RETAIL UNIT TO LET



4 ORMISTON TERRACE [ST JOHN'S ROAD] CORSTORPHINE EDINBURGH EH12 7SJ

t: 0131 243 7288 m: 07801 852225





LOCATION

Ormiston Terrace [St John's Road] situated in Corstorphine lies approximately 4 miles to the west of Edinburgh city centre and benefits from excellent transport links providing one of the main arterial routes from Edinburgh Airport & the M8 into the city centre.

Corstorphine is one of Edinburgh's stronger residential suburbs and is well served by a good mix of commercial uses including shops, offices, bars, cafes, restaurants etc.

The premises occupy a prominent position on the south side of Ormiston Terrace with nearby occupiers including Dominos Pizza, The Beauty Works, Co-Op Food, Greggs, Costa, Cancer Research, Toby Carvery/Innkeepers Lodge & The Torfin Bar/Restaurant .

DESCRIPTION

The subjects comprise a ground floor retail unit providing the following approximate areas:-

GROUND FLOOR - FRONT SALES	27.11 SQM	292 SQFT
GROUND FLOOR - REAR ANCILLARY INCL. WC	41.83 SQM	450 SQFT
TOTAL	68.94 SQM	742 SQFT

LEASE TERMS

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

RENT

Rental offers of £14,000 per annum are invited, exclusive of rates & VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D - [Copy available on request].

RATES

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

Rateable Value - £13,500 [effective 01/04/17]

[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]

DATE OF ENTRY

By arrangement.

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 CLAUS

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

 1. These perticulars are properly for the quippess reply of personality and properly for the perticular as a following personal to properly for the perticular as a following personal to properly the personal to properly the perticular as a following personal to properly the perticular as a following personal to properly the personal to properly the perticular as a following personal to properly the perticular as a following personal to properly the personal to personal to properly the personal to properly the personal to pers
- 1. Any information contained or referred to herein (whether in the text, plans or potographs) is given in good failt but should not be reflied upon as being a shared or referred to herein (whether in the text, plans or potographs) is given in good failt but should not be reflied upon as being a shared or referred to herein the potographs.
- 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 taclinies 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. Little 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, wildling required in the consents the pure been obtained and these matters must be verified by an intending a purposer.
- 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.