

## PROMINENT RETAIL UNIT TO LET



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



## 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:-

|   |                  |                 |
|---|------------------|-----------------|
| <b>GROUND FLOOR - FRONT SALES</b>             | <b>27.11 SQM</b> | <b>292 SQFT</b> |
| <b>GROUND FLOOR - REAR ANCILLARY INCL. WC</b> | <b>41.83 SQM</b> | <b>450 SQFT</b> |
| <b>TOTAL</b>                                  | <b>68.94 SQM</b> | <b>742 SQFT</b> |

## 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 CLAUSE

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