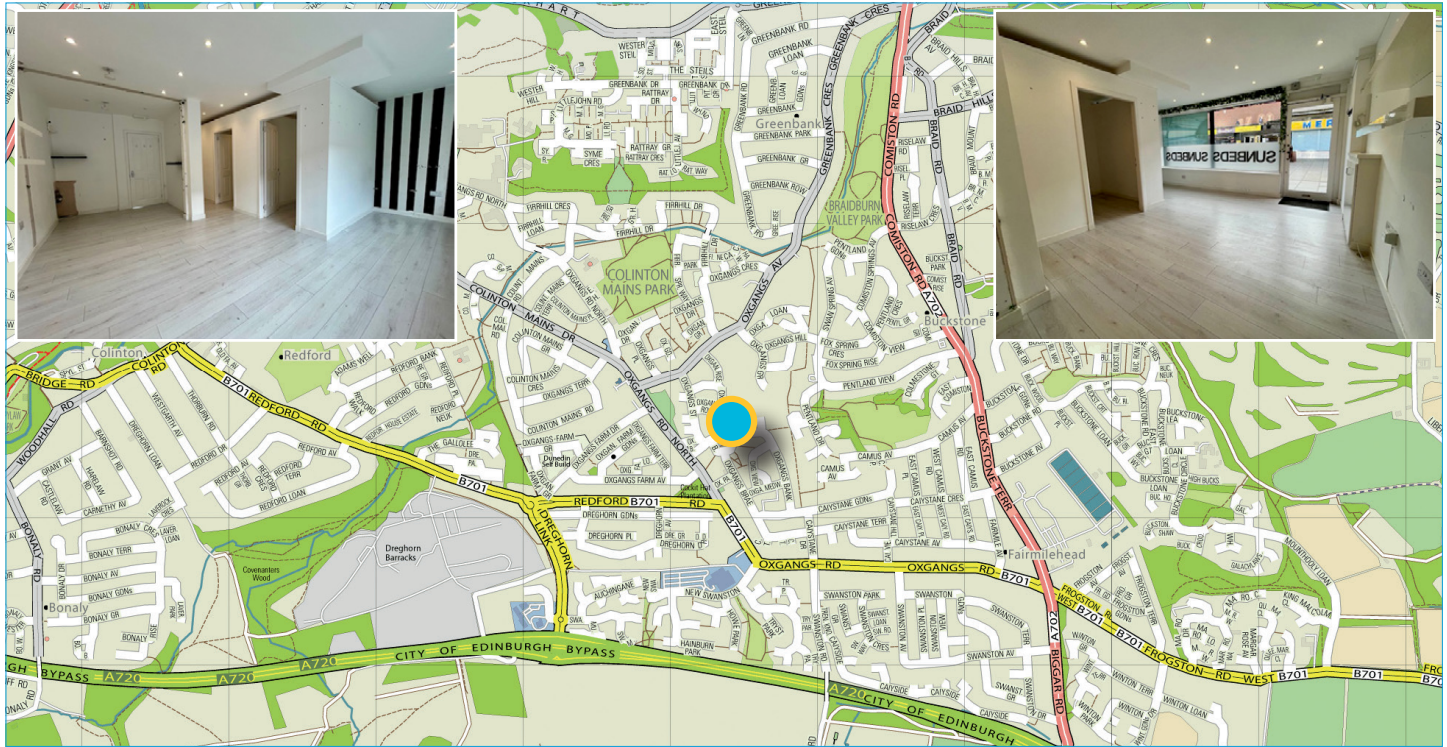


RETAIL UNIT FOR SALE



**4 OXGANGS BROADWAY
EDINBURGH
EH13 9LQ**



LOCATION

The subjects are located in Oxbgangs, a well established Edinburgh suburb, situated approximately 5 miles south of the city centre. The premises occupy a central position on the north side of Oxbgangs Broadway, located just off Oxbgangs Road North which itself forms a busy thoroughfare linking Colinton Mains Drive to the north and Oxbgangs Road & the City By-Pass only a short distance to the south.

Neighbouring occupiers include Dears Pharmacy, Premier, Day Today Express, Coral, Chad's Barbers, Oxbgangs Library, Good Companions Pub/ Restaurant, Pentland Community Centre all immediately adjacent to a very popular & busy Aldi.

DESCRIPTION

The subjects comprise a mid terrace ground floor retail unit forming part of a purpose built neighbourhood shopping parade, with residential above. The unit is fitted out to a high quality specification in it's former use as a tanning/beauty salon. The premises provide the following approximate areas:-

GROUND FLOOR - SALES & WC/ STORAGE	47.56 SQM	512 SQFT
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PRICE

Our clients are seeking offers in excess of £85,000.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – F. [Copy available on request].

RATES

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

Rateable Value - £6,600 [01/04/2023]

[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 1A Retail, Financial, Professional & Other Services 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 purchaser 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

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: November 2023**