

**TO LET**  
RETAIL/CLASS 1A

**GRAHAM  
SIBBALD**



**5 Carter Mews  
Edinburgh, EH17 8GS**

- Prominent corner retail unit within new build estate
- Fronting major thoroughfare
- Open plan accommodation with great natural light
- NIA : 105.93Sq M (1,140 Sq Ft)
- Rent : Offers over £25,000 per annum

## LOCATION

The subjects lie within the Gilmerton suburb of Edinburgh, approximately 4 miles to the Southeast of the City Centre. More specifically Carter Mews forms part of the Miller Homes residential development being part of the Gilmerton Road South Masterplan, a large 37 acre site which is being developed out by various House builders including Barratt, Bellway, Persimmon and Miller.

The unit benefits from excellent amenities and transport links including the 3 & 29 bus routes, connecting to Edinburgh City Centre. The city of Edinburgh Bypass is also around half a mile south and provides direct access around Edinburgh and the Lothians.

The adjacent occupier is Co-Op with the next local retail units being located to the other end of Drum Street meaning it is a good opportunity to service the local community.

The approximate location can be seen on the appended map.

## DESCRIPTION

The subjects comprise a ground floor corner retail unit forming part of a larger 4 storey brick built 'new build' property surmounted by a pitched and tile roof. The property benefits from a return frontage with the main frontage and entrance on Carter Mews whilst also benefitting from display windows on the main thoroughfare Drum Street. Access is taken via a glazed pedestrian entrance door to the left-hand side of Carter Mews. The subjects also benefit from a disabled access ramp.

Internally the subjects are laid out to provide open plan retail accommodation benefitting from Class 1A consent. The unit shall be let in a shell condition comprising a concrete floor, plasterboard lined walls and the ceiling currently of concrete bison beams. The subjects also have a 3-phase electrical supply to the rear and a water in let for a w/c facility.

## ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice 6th edition on a Gross Internal area basis in the order of:

FLOOR	SQ. M.	SQ. FT.
Ground	105.93	1,140
<b>TOTAL</b>	<b>105.93</b>	<b>1,140</b>

## RENT

We are seeking offers over £25,000 per annum exclusive of VAT.

## RATEABLE VALUE

The rates shall need to be assessed upon a prospective tenant taking occupation.

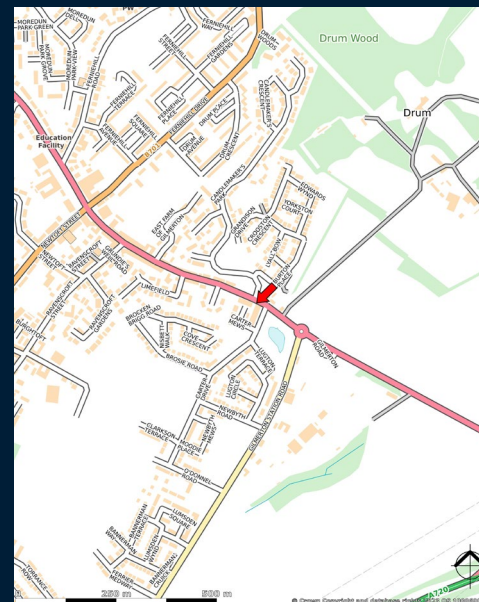
## EPC

A copy of the EPC can be given upon request.

## LEGAL COSTS + VAT

Each party shall be responsible for their own legal costs incurred within this transaction.

We understand that the subjects are elected to tax and therefore VAT will be payable upon the rent.



To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: September 2023