**EH12 5PZ** 



Premium of £25,000 invited



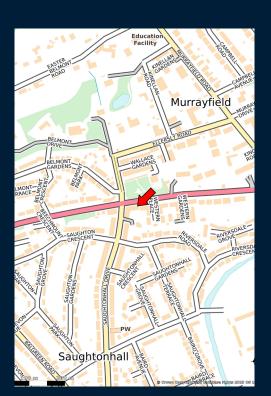
Qualifies for 100% rates relief

## LOCATION

The subjects lie approximately 3 miles to the west of Princes Street on the main arterial route Corstorphine Road. More specifically the property is situated in a parade of other similar style local occupiers close to the junction of Saughtonhall Drive and Ellersly Road in an area referred to as Western Corner.

The subjects are well located to service the local community as well as passing trade and there is on street parking directly outside the premises as well as round the corner on Saughtonhall Drive and surrounds.

Please see appended location map for more specific location.



#### **DESCRIPTION OF PROPERTY**

The subjects comprise a ground floor and basement retail premises forming part of a larger 3 storey stone-built property surmounted by a pitched and slate roof. The unit benefits from a large display window being of a timber frame and single glazed nature with access taken via a recessed entrance door to the right-hand side of the frontage.

Internally the subjects are well presented and laid out to provide an open plan front shop currently utilised as a hairdressing salon. This section is constructed by a suspended timber floor with a tile overlay finish with the walls being a mix of solid and stud with a plaster/paint finish.

The subjects rise a half landing where there is a tea preparation area/kitchen and a further beauty treatment room and w/c to the rear.

There is also a basement accessed via a floor hatch in the kitchen offering good ancillary storage accommodation.

# **ACCOMMODATION**

The property has been measured in accordance with the RICS code of Measuring Practice 6th Edition on a Net Internal Area basis in the order of:

| Areas / Floor etc | Sq M  | Sq Ft |
|-------------------|-------|-------|
| Ground Floor      | 36.49 | 392   |
| Basement          | 7.72  | 83    |
| Total             | 44.21 | 475   |

## **INVENTORY**

Our client also has fixtures and fittings available suitable for a prospective tenant of a similar nature and this can be purchased by way of separate negotiation.

Full details of the inventory can be given upon request.

# **RENT**

We are seeking offers over £13,500 per annum.

#### RATEABLE VALUE

With reference to the Scottish Assessors Association website, we note that the subjects have a current rateable value of £6,500.

Therefore any prospective tenant could benefit from 100% business rates relief under The Small Business Bonus Scheme.

#### FPC

A copy of the Energy Performance Certificate can be made available upon request.

## **LEGAL COSTS + VAT**

Each Party will be responsible for their own legal costs incurred within this transaction.

All prices quoted are exclusive of VAT.

## TRADE

The business is that of a hair salon and beauty therapy provider, which is currently producing healthy profits.

It is understood that the business welcomes repeat custom and new clients often.

#### **PREMIUM**

Offers around £25,000 are invited for the leasehold interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business.



For any queries or to arrange a viewing, please contact —

# GRAHAM SIBBALD



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#### IMPORTANT NOTICE

- 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.
- 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.
- 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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- 5. A list of Partners can be obtained from any of our offices.
- 6. Date of Publication: October 2023