



TELFORD ROAD

PROMINENT ROADSIDE
CLASS 1A PREMISES

TO LET

UNITS 1 & 2, 14 TELFORD ROAD
EDINBURGH EH4 2BA

- A popular affluent residential suburb 2 miles from Edinburgh City Centre
- Extensively glazed frontage with promotional branding opportunities
- Free on street parking immediately to the front
- Suits a variety of uses such as retail, professional and financial services
- Annual rent £45,000 per annum exclusive of VAT
- Extends to 273.1 sqm / 2,939 sqft or thereby

LOCATION

The property is located within the affluent Blackhall district of Edinburgh a short distance north of the city centre. Telford Road is one of Edinburgh's main arterial routes linking the north of the city to the west with an average daily vehicle count in excess of 22,000. Blackhall benefits from an array of local amenities to include the nearby and popular Craigleith Retail Park.

More specifically, the subjects are located on the south side of Telford Road close to the intersection with Hillhouse Road and Queensferry Road. Neighbouring occupiers include Farmer Auto-care, Porteous Funeral Directors, Peffer Paints and a Papa Johns.

The location is highlighted on the map.

Bus routes which connect the subjects to the City Centre include the X56 / X60 / 43 / 47.



DESCRIPTION

14 Telford Road comprises two interconnecting mid terraced retail units forming part of a two storey block. The property benefits from an extensively glazed frontage to Telford Road with access gained via two pedestrian doors. Once inside, the subjects are predominantly open plan in nature with WC and tea prep facilities located to the rear.

The property offers occupiers great flexibility to reconfigure the space to match their occupational needs.

ACCOMMODATION

Based on measurements taken, we have calculated the following areas:

14 Telford Road, Edinburgh	Sqm	Sqft
Net Internal Area	273.1	2,939
Reduced Floor Area	236.2	2,542

RATEABLE VALUE

According to the Scottish Assessors website, the rateable value is £39,100.

Rates payable in the region of £19,500 per annum excluding water and sewerage.

Ingoing occupiers have the right to appeal the current rateable value and may qualify for 100% rates exemption in the first year under the basis of fresh start relief.

LEASE TERMS

A new full repairing and insuring lease for a negotiable duration but not less than 5 years term certain.

RENT

£45,000 per annum exclusive of VAT payable quarterly in advance.

EPC

Current: **46D**
Potential: **25B**

COSTS + VAT

All figures quoted are exclusive of VAT.

GALLERY - BEAUTY SALON



GALLERY - ESTATE AGENT



GALLERY - SHOWROOM



VIEWING AND FURTHER INFORMATION

Strictly via the sole letting agents messrs Graham + Sibbald.

Ross Chinnery
07584 061146
ross.chinnery@g-s.co.uk



Ross Wilson
07803 896939
ross.wilson@g-s.co.uk

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