

3B East Trinity Road, EH5 3DZ

Trinity Shop Front Property Ideally Placed to Serve Local & Greater Edinburgh Community

Within five minutes walking distance of the Newhaven coast and Trinity Victoria park in the opposite direction, in close proximity to Ferry Road (one of the major access roads to and from Edinburgh) and sitting in the affluent and densely populated residential area of Trinity, Edinburgh, 3B East Trinity Road provides an ideal location for a business to serve the local and greater Edinburgh community.

3B East Trinity Road is the ground floor commercial premises to a well maintained traditional stone built, pitched slate roof Edinburgh tenement with two stories of residential properties above.

The premises consists of a main office/retail/showroom area to the front of the building and a rear office/storage/therapy room to the rear with kitchenette room, WC and storage cupboards and passageway.

Within close proximity of 3B East Trinity Road there is ample and always available free on-street parking.

Within the immediate vicinity there are several small shop front goods, services and medical/therapy businesses, cafes, sports facilities, Trinity Academy and a good sized and well stocked Sainsbury's Local.

Spread over the main and rear rooms the premises is approximately 41 sq m (444 sq ft).

Tenancy agreement to be a Full Repairing and Insuring Lease.

Terms of the Lease are to be negotiated.

Available from the 23rd March 2024.

Rental offers in the region of £10,500 per annum.

Current Rateable Value is £6,300, which is comfortably below the current £12,000 threshold for full Small Business Bonus Scheme business rates relief.

Energy Performance Certificate available on request.

Each party will be responsible for their own legal costs with the tenant liable for any LBTT and Registration Dues.

All statutory requirements will be the responsibility of the Tenant.

Viewing by appointment.