

CLASS 1A PREMISES

- > LOCATED IN THE CRAIGLEITH DISTRICT OF EDINBURGH
- > OFFERS OVER £9,500 PER ANNUM
- > PROMINENT FRONTAGE ON BUSY SECONDARY RETAILING PARADE
- > PREMISES EXTENDS TO 40.73 SQM (438 SQFT)
- > ARRANGED OVER GROUND & BASEMENT FLOORS
- > QUALIFIES FOR 100% RATES RELIEF
- > BENEFITS FROM HIGH LEVELS OF VEHICULAR PASSING TRADE



TO LET

134 QUEENSFERRY ROAD, EDINBURGH, EH4 2BG

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
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LOCATION

The property is situated within the Craigleith district of Edinburgh located on a small retailing parade approximately 2 miles north west of the city centre. The subjects are prominently positioned on Queensferry Road which is a main vehicular thoroughfare linking the city centre with the western suburbs and traffic travelling from the Queensferry Crossing. Additionally the subjects benefit from free parking on Craigleith Crescent opposite.

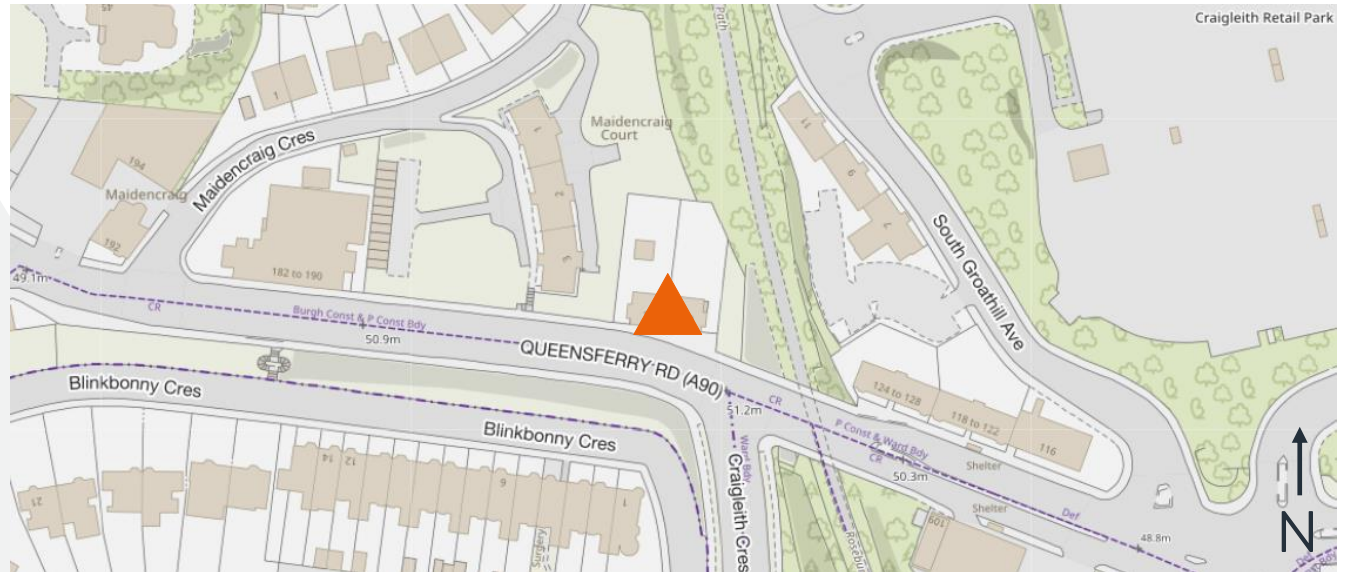
Nearby occupiers include WT Dunbar & Sons Funerals, Ballina Construction and AM Interior Designers.

DESCRIPTION

The subjects comprise a bright single windowed retail unit arranged over the ground and basement floors of a two storey stone built tenement. Internally the ground floor comprises of an open plan area with tea preparation and wc facilities to the rear. The basement consists of a further meeting room/studio space and storage facilities. The property benefits from an attractive frontage onto Queensferry Road making the location very attractive for a new tenant with good levels of pedestrian and vehicular passing trade.

LEASE TERMS

The subjects are offered on a full repairing an insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £9,500 per annum.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
Ground	26.30	283
Basement	14.43	155
TOTAL	40.73	438

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £5,500 which will allow for 100% rates relief subject to the tenant's other commercial properties, if any. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

Released on application.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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