

VAT FREE RETAIL INVESTMENT

- > ATTRACTIVE LOCAL RETAIL INVESTMENT OPPORTUNITY
- > LOCATED IN THE AFFLUENT MARCHMONT DISTRICT OF EDINBURGH
- > LARGE GLAZED FRONTAGE ON BUSY SECONDARY RETAIL PARADE
- > ARRANGED OVER GROUND AND BASEMENT FLOORS
- > PASSING RENT £12,000 PER ANNUM
- > OFFERS OVER £160,000
- > NET INITIAL YIELD OF 7.36 %
- > FRI LEASE EXPIRING FEBRUARY 2037
- > CURRENTLY LET TO STRATHEARN OPTICAL LIMITED



FOR SALE

27B MARCHMONT ROAD, EDINBURGH, EH9 1HY

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LOCATION

The property is prominently positioned on the east side of Marchmont Road, in a block bounded by Marchmont Crescent to the south and Warrender Park Road to the north within the highly sought after Marchmont district of Edinburgh. This location is situated approximately 2 miles south of Edinburgh's city centre and is well connected with an abundance of bus routes regularly servicing the area.

Marchmont Road acts as a main thoroughfare from the south side of the city towards the city centre within a well-established secondary retail parade which benefits from a mix of local and national traders including Toast, Marchmont Pharmacy & Sainsbury's Local.

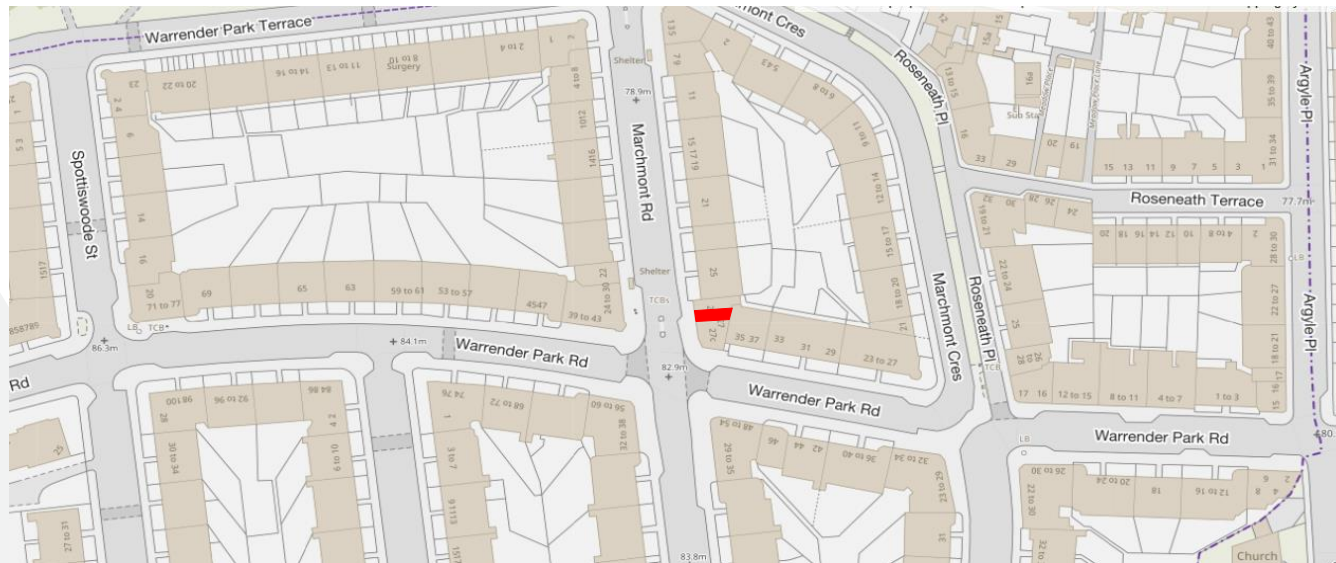
DESCRIPTION

The subjects comprise an extremely desirable Class 1A premises, currently trading as Strathearn Optical Limited, arranged over the ground and basement floors of a traditional four storey & basement stone built mid terraced tenement. The subjects benefit from an attractive frontage which encourages great exposure for pedestrians and vehicular passing traffic.

Internally, the ground floor offers a modern interior, which is furnished to an exceptional standard with a reception/sales area, as well as appointment room and WC compartment to the rear. The basement, is accessed via a spiral staircase and benefits from abundant storage. The basement also provides access to the common stair of the residential dwelling.

PRICE

Our client is seeking offers in excess of £160,000 reflecting a NIY of 7.36%, assuming purchaser's costs of 1.94%.



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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ACCOMMODATION	SqM	SqFt
Ground Floor	36.21	390
Basement Floor	13.65	154
TOTAL	49.86	537

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.

TENANCY

The subjects are let on an FRI basis to Strathearn Optical Limited at a rental of £12,000 per annum. The lease began in February 2022 and expires February 2037. There is a tenant only break option every fifth anniversary and rent review in February 2025 and every three years thereafter.

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.

EPC

Released on application.

VAT

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

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £7,300 which qualifies for 100% rates relied under the Small Business Rates Relief.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of beginning the tenancy.

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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