



eric young & co

Retail

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TO LET/MAY SELL

Office/Shop Unit

9 St Peters Buildings
Gilmore Place
Edinburgh EH3 9PG



LOCATION

The subjects are located approximately one mile south west of the city centre on Gilmore Place, a busy arterial route linking Edinburgh city centre and the affluent residential areas of Bruntsfield, Merchiston and Polwarth.

The property forms part of the Viewforth Local Centre. Adjacent occupiers consist of independent retailers including **Viewforth Grocers**, **Chameleon Hair**, **Dough Re Mi** and **Viewforth Glazing**.

The property is approximately 3 minutes' walk from the newly developed Napier University student accommodation and the Fountainbridge Masterplan Area, where the new Boroughmuir High School is due to open in 2016.

DESCRIPTION

The subject property comprises an office at ground floor with staff room, wc and storage at basement level.

ACCOMMODATION

The subjects comprise an office premises over ground and basement floors. We calculate the unit extends to the following approximate net areas:

Ground Floor	593 sq ft	(54.99 sq m)
Basement Staff	149 sq ft	(13.82 sq m)
Basement Storage	462 sq ft	(42.90 sq m)
TOTAL NIA	1,203 sq ft	(111.76 sq m)

RENT

Offers in excess of **£12,000 per annum** are invited.

PRICE

Offers in excess of **£90,000** are invited for the heritable interest of the premises.

PLANNING

The subjects benefit from Class 2 (office use). Other uses including retail may be considered appropriate subject to change of use. Interested parties are asked to contact City of Edinburgh Council planning department directly.

RATING

The rateable value of the subjects with effect from 1 April 2010 is £7,100. Liability before small business relief for 2015/16 is £3,408.

Occupiers may be eligible for rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less. Properties with a rateable value of £10,000 or less may be eligible for 100% rates relief.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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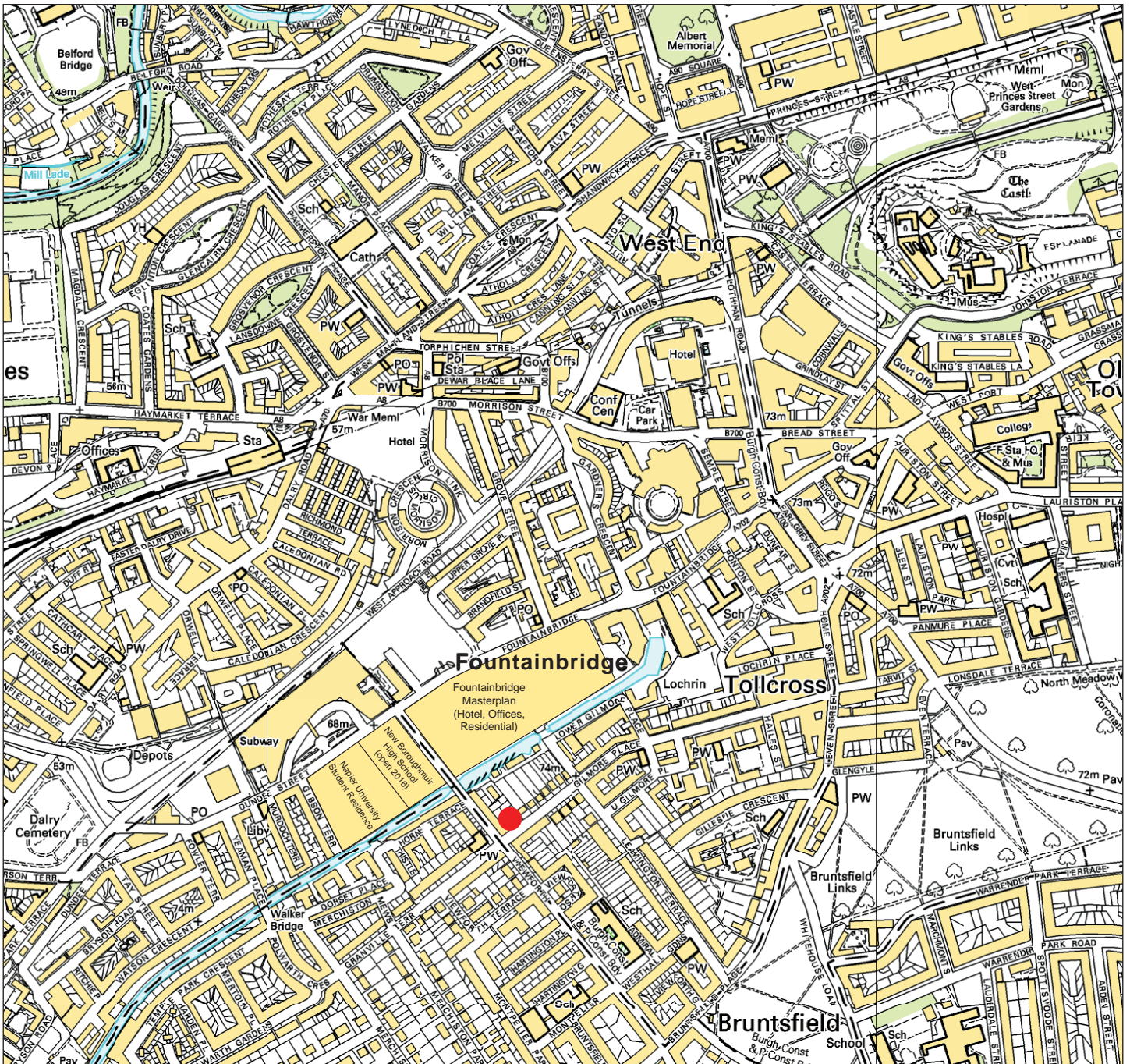
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KOR/JF/ED2893

Date of preparation - 7 July 2015

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