

TO LET

Units 2-3 Seafield Road
Edinburgh EH6 7LW

- ▶ Out of Town Retail Warehouse opportunity positioned next to Lidl
- ▶ Large open floorplate although capable of subdivision
- ▶ Open Class 1 (retail) consent
- ▶ Over 100 car parking spaces



LOCATION

Seafield Road Retail Park is situated on the south side of Seafield Road, at its junction with Craigentenny Avenue approximately 3 miles to the north-east of Edinburgh City Centre.

The park sits on the north side of the A199 and within a short distance from the Leith Docks which is undergoing major phased regeneration works. In addition, there are regeneration plans for Seafield - notably, the proposed residential redevelopment for the delivery of 220 homes on the site of the former Vauxhall Garage on Seafield Road East.

Seafield Road East forms a major thoroughfare linking northern Edinburgh to the A1 and the City Bypass to the east.

The area is popular with a variety of traders with nearby occupiers including **Halfords, Matalan, Archers, Direct Wood Flooring** and **Jewson**.

ACCOMMODATION

Lidl will anchor the retail parade from the larger unit. The subject property sits immediately adjacent to this and will comprise a large, open, rectangular floorplate with a service bay to the rear and modern frontages to be installed. It shall extend to the following approximate Gross Internal Area:-

GROUND FLOOR COMBINED	11,840 SQ FT	1,100 SQ M
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PLANNING

The property has the benefit of an open Class 1 (retail) consent under the Town and Country Planning (use Classes) (Scotland) Order 1997.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Further information on rent is available on request.

SERVICE CHARGE

A service charge will be payable for the maintenance and repair of common areas.

RATING

Rates to be assessed following completion and entry.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

Q2 / Q3 2023.

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

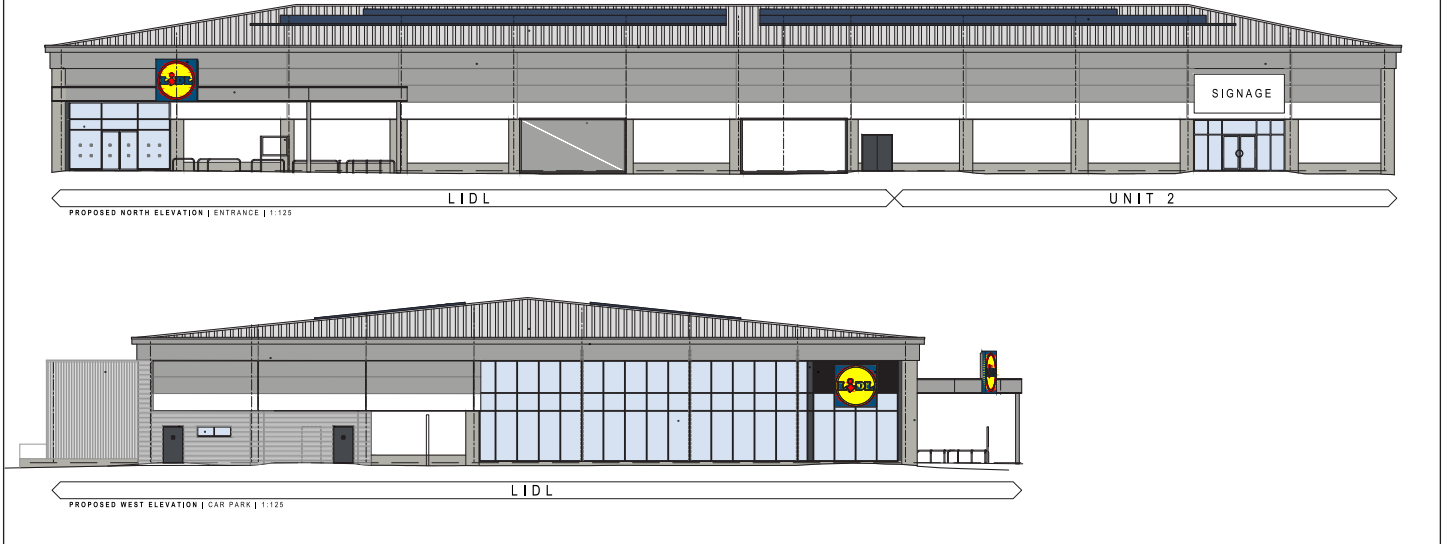
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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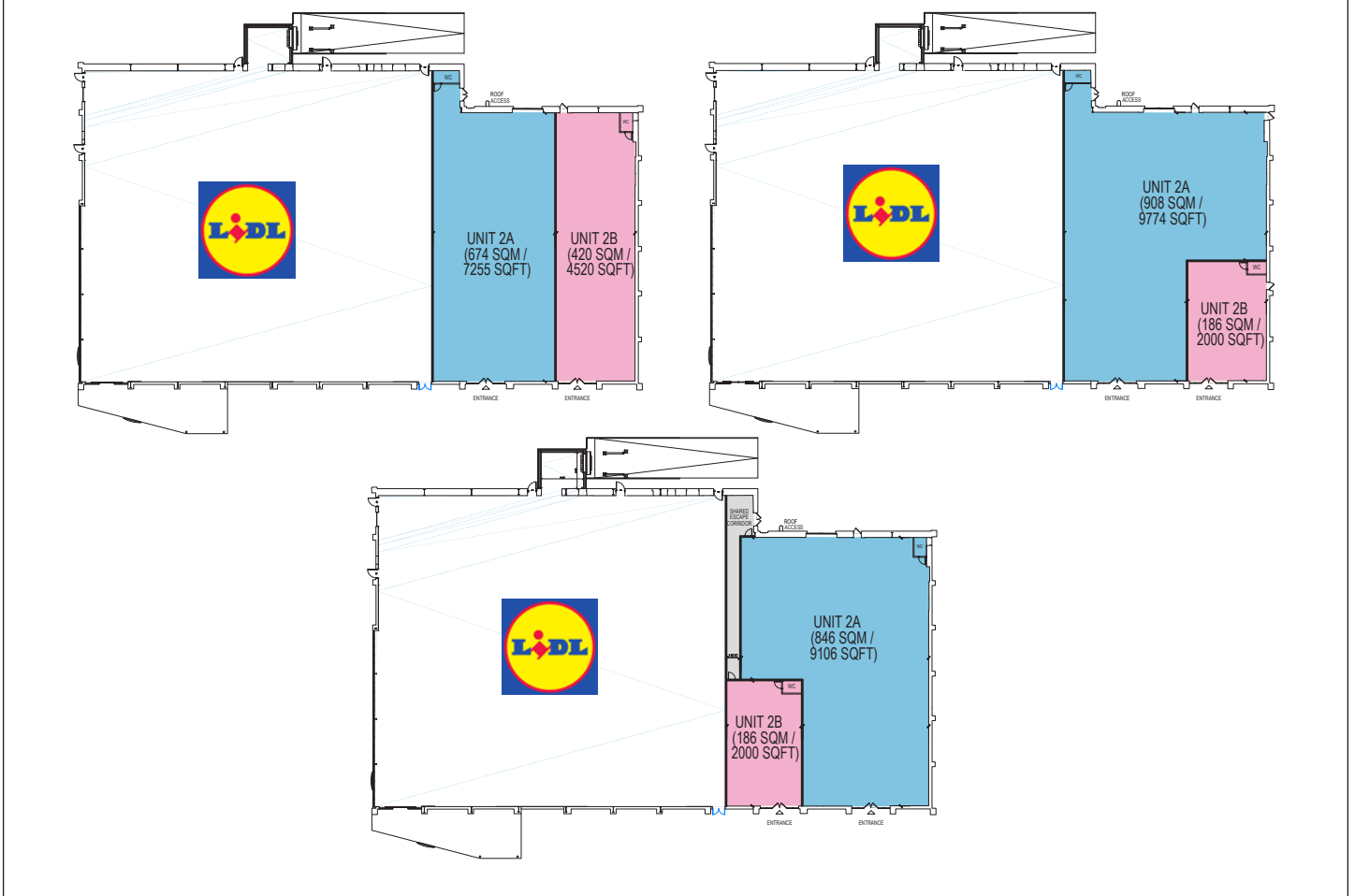
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Proposed elevations



Proposed sub-division options

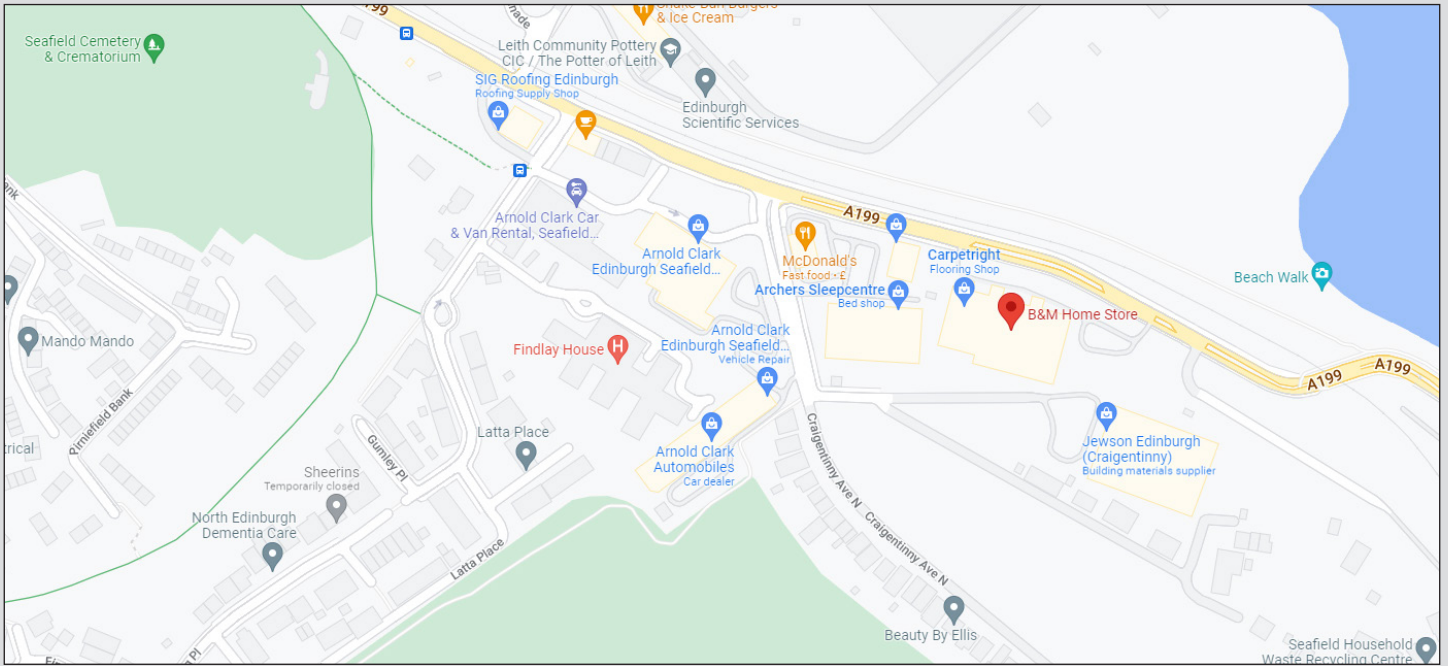
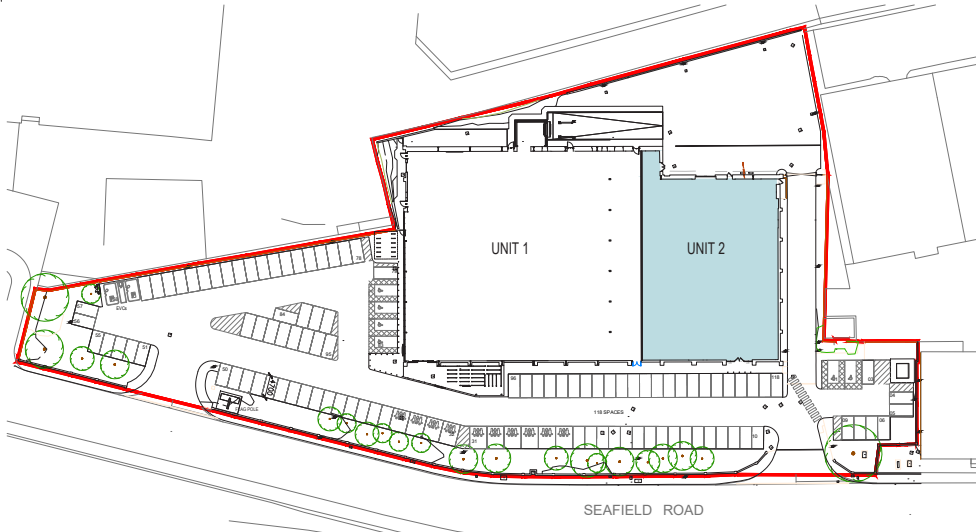


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Proposed site plan



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