

# TO LET

Drumbrae Community Hub  
7 Rannoch Terrace, Edinburgh EH4 7ES

- ▶ Highly accessible neighbourhood location
- ▶ Large Class 2, 3, 4 unit extending up to 7,241 sq ft
- ▶ Capable of subdivision
- ▶ Rare opportunity to acquire large space commercial box in Edinburgh neighbourhood



## LOCATION

Edinburgh is the capital of Scotland with a resident population in excess of 500,000 persons but also engaging a wider catchment population close to 750,000 persons.

The subjects are to be situated on the corner of Rannoch Terrace and Rannoch Road and will form a commercial/business hub in the heart of the Drumbrae district within the City of Edinburgh. Drumbrae is part of neighbouring Corstorphine and Clermiston being approximately 3 miles to the west of the city centre. The neighbourhoods have large high density residential catchments with excellent local amenities including schools and a very popular leisure centre. Immediately adjacent to the proposed development is a **Scotmid** convenience store, **The White Heather Public House (Greene King)**, **The Rannoch Community Centre** and the **Drumbrae Library Hub**.

## DESCRIPTION

It is proposed to create a development of 18 residential dwellings on the upper floors with a large commercial use (Class 2, 3 or 4) area all at ground floor level.

The space proposed is flexible and can be let as one large space or alternatively can be subdivided to meet individual tenant demand.

## ACCOMMODATION

The property will provided to a shell specification to be discussed and agreed to the following gross internal areas all at ground floor level:

GROSS INTERNAL AREA	6,501 SQ FT	604 SQ M
BACK OF HOUSING/ INTERNAL PLANT AREA	840 SQ FT	78 SQ M
<b>TOTAL</b>	<b>7,241 SQ FT</b>	<b>6,802 SQ M</b>

The unit can be subdivided subject to tenant demand.

## PLANNING

The site is currently a gap site having previous accommodated Clermiston Clinic which has now been demolished. A planning application has been submitted to develop out a residential development of 18 apartments with amenity space above a business use (Class 2, 3 or 4) on ground floor.

## LEASE

The subjects are available on the basis of a new full repairing and insuring lease for a term to be agreed.

## RENT

On applicaion.

## RATING

The unit(s) will require to be assessed once it has been developed.

## ENERGY PERFORMANCE CERTIFICATE

To be assessed once built.

## DATE OF ENTRY

To be agreed once the development has been built out.

## LEGAL COSTS

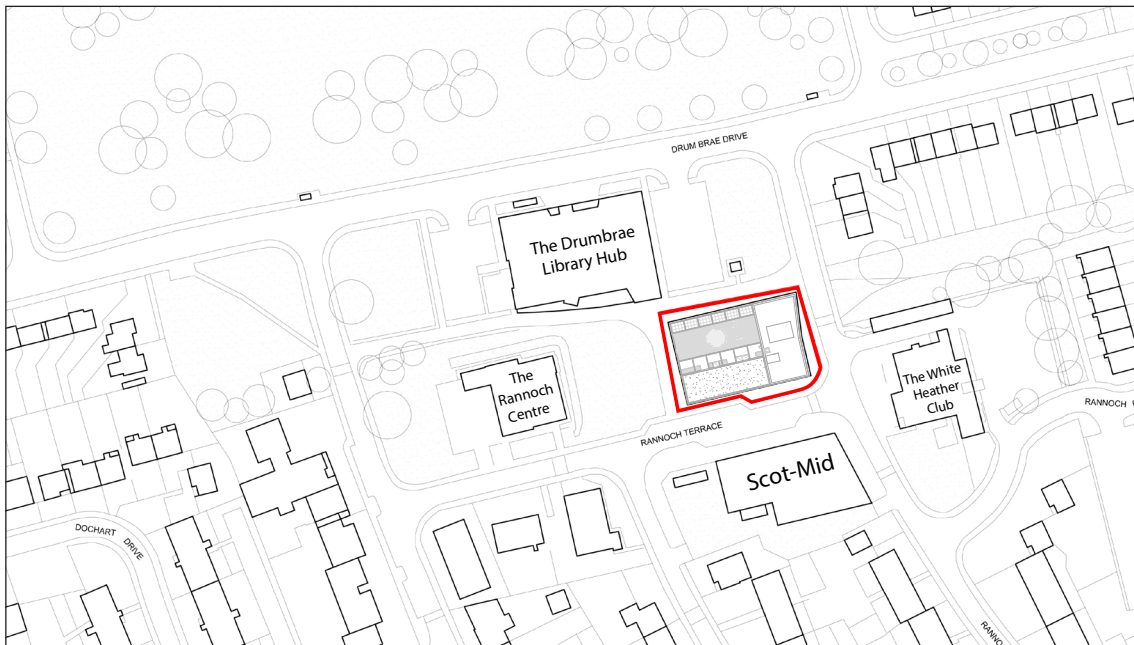
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

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

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## GET IN TOUCH



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