

# TO LET

134 Marchmont Road  
Edinburgh EH9 1HA

- ▶ Benefits from 100% Small Business Rates Relief
- ▶ Rental offers of £20,000 pa invited
- ▶ High levels of pedestrian and vehicular traffic
- ▶ Total Area – 789 sq ft



## LOCATION

Edinburgh is Scotland's capital city with a core population of 500,000 people, but including the wider catchment population it is near 750,000.

The subjects is located in South Edinburgh in the district of Marchmont just 2 miles from the city centre. Marchmont is a high density, desirable and affluent residential area popular with students due to its close proximity to both Edinburgh and Napier Universities.

Marchmont Road is a key thoroughfare through Edinburgh's south side, connecting the area to the city centre and other areas of South Edinburgh such as The Grange, Blackford and Greenhill. More specifically the unit occupies a desirable pitch within a parade of traditional shop fronts. Other local occupiers include **Scotmid**, **Save the Children**, **Cork & Cask** and **Right Medicine Pharmacy**.

## ACCOMMODATION

The subject property comprises a double-glazed fronted retail unit arranged over the ground floor and basement of a traditional tenement building.

The unit extends to the following approximate net internal floor areas:

GROUND FLOOR	650 SQ FT	60.4 SQ M
BASEMENT	139 SQ FT	12.9 SQ M
TOTAL	789 SQ FT	73.3 SQ M

## PLANNING

We have been advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used as a retail and other uses under this class consent. Interested parties are advised to speak directly to the Local Planning Authority.

## LEASE

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

## RENT

Offers of **£20,000 per annum** exclusive are invited.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£10,500**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£5,229**.

Ingoing tenants can benefit from 100% Small Business Rates Relief but this is subject to tenant circumstance.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E.

## 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

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

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## GET IN TOUCH



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