



eric young & co

Retail

■ experience ■ judgement ■ service ■

LEASE AVAILABLE

**Potential Retail/Leisure/Industrial
Due to relocation**

Dumbryden Road
Edinburgh EH14 2AB

**On the instructions of
Tesco Stores Ltd**



LOCATION

Dumbryden Road is situated within the Wester Hailes area of Edinburgh, which lies to the south west of Edinburgh City Centre and lies between the A71 Calder Road and the A70 Lanark Road and to the east of the Edinburgh City By-Pass.

The subjects are located within an industrial area of Wester Hailes, and beside Dumbryden Industrial Estate. There are also a number of residential areas surrounding the site. The Union Canal borders the north of the site and the store is accessible via a link over the canal.

DESCRIPTION

The subjects comprise a ground floor traditional warehouse unit. We calculate the unit extends to the following approximate areas:

Ground Floor	26,000 sq ft	(2,415 sq m)
Site area	3.91 acres	(1.58 ha)

There are approximately 191 car parking spaces.

Subdivision of the unit may also be considered.

LEASE

The subjects are held on an FRI lease expiring 31 March 2079. The passing rent is **£100,000 per annum and the subjects are available on a sub lease on terms to be negotiated.**

PLANNING

We have been advised by the local Planning Department that the subject premises benefit from local Class 1 planning consent with the benefit of food use.

There is also potential for a wide range of uses subject to landlord and planning consent.

INCENTIVES

An incentive package may be available to the in-going tenant, subject to status. Further details on request.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£185,250**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2017/18 of **£91,143**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D

DATE OF ENTRY

By arrangement.

COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.

VIEWING AND FURTHER INFORMATION

All viewings are strictly by prior arrangement. Please contact Eric Young & Co – 0131 226 2641 to arrange a viewing or request further information.

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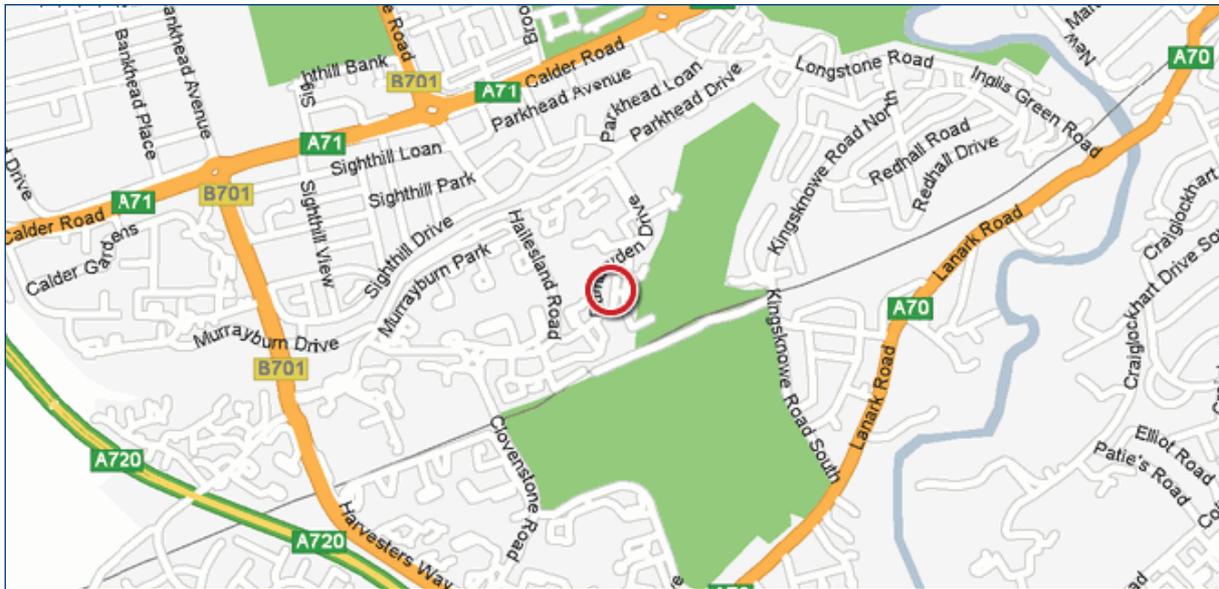
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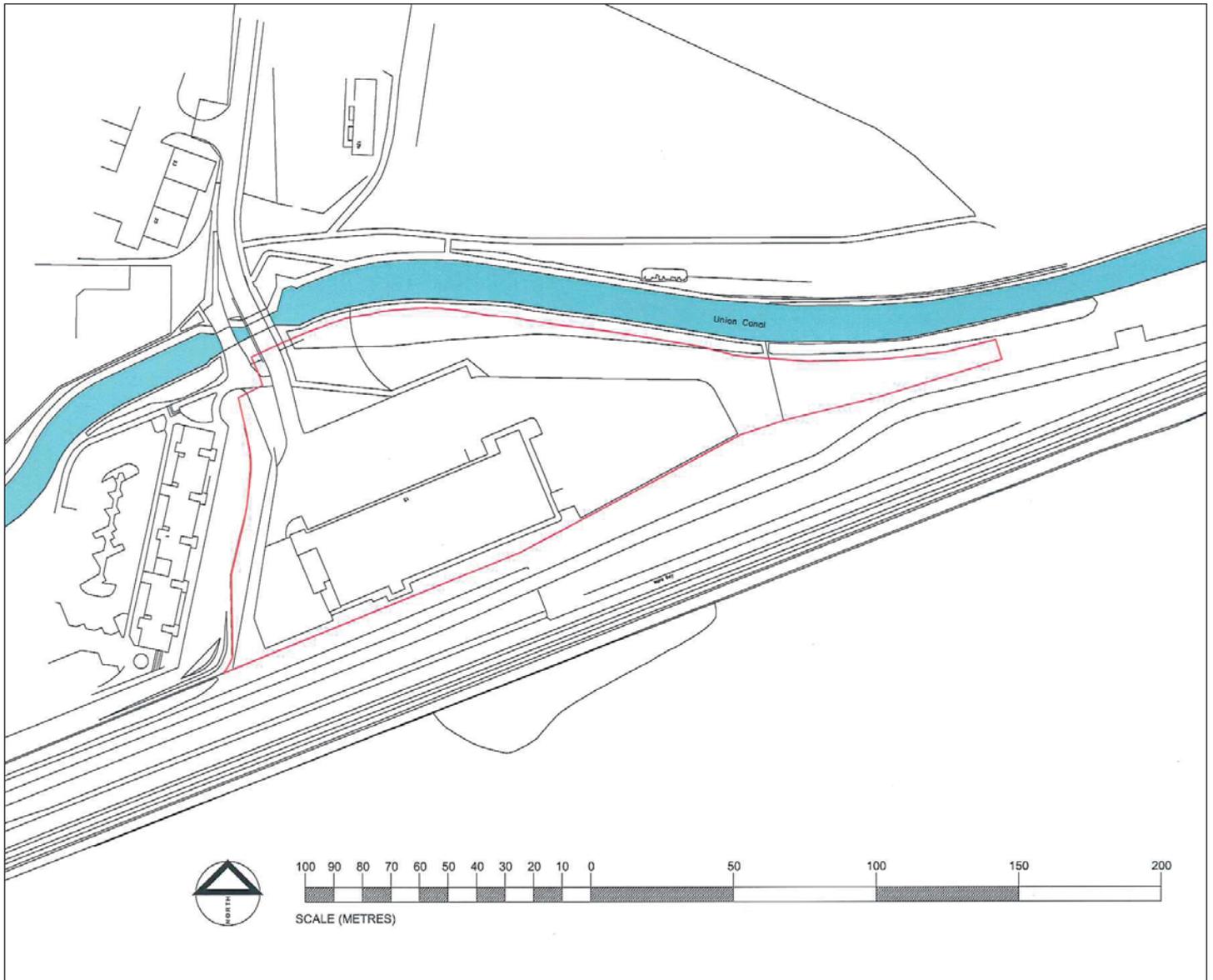




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