



eric young & co

Retail

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FOR SALE / TO LET

Existing Retail/ Re-development opportunity within major regeneration area

100 Niddrie Mains Road
Edinburgh EH16 4DT

Suitable for a range of uses,
subject to planning consent

13,185 sq ft unit within a 2.10
acre site



On the instructions of Lidl

Waverley Gate
2-4 Waterloo Place
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LOCATION

Edinburgh is Scotland's capital city, with a population of approximately 495,000 people with a wider catchment of 1.5 million people. The site benefits from a catchment of circa 100,000 people within a 10 minute drive and sits on the busy arterial route of Niddrie Mains Road, equidistant between Cameron Toll Shopping Centre and Fort Kinnaird. The area has excellent transport links as Niddrie Mains Road (with approx 13,500 average daily traffic movements) provides direct access to the A1 and Edinburgh City Bypass.

The property sits directly opposite the EDIGroup Parc Regeneration site extending to 3.3 hectares. Construction is due to commence imminently of approximately 200 houses along with further retail and commercial opportunities.

DESCRIPTION

The subject property is suitable for a range of uses, subject to planning consent. The site extends to **2.10 acres (0.84 ha)** and benefits from a dedicated car park consisting of 111 car park spaces.

The property currently extends to the following approximate net internal areas:

Ground Floor Sales	10,731 sq ft	(996.94 sq m)
Ground Floor Ancillary	2,454 sq ft	(227.98 sq m)
Total	13,185 sq ft	(1,229.93 sq m)

TERMS

Offers are invited on the basis of leasehold or heritable interests.

PLANNING

The property currently benefits from Open Class 1 (Food) consent within the Use Classes (Scotland) Order 1997.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1st April 2010 is **£134,250**. Based on a rate poundage of 48.4p, (plus large property supplement of 2.6p) the rateable value will result in estimated rates liabilities in financial year 2016/17 of **£68,467**.

CERTIFICATE

EPC Rating = E



AVAILABILITY

March 2017.

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 duties and any VAT payable thereon.

FURTHER INFORMATION

For further information please contact the sole letting agents Eric Young & Co – 0131 226 2641.

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DMcA/DOC/ED2981

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