ericyoung&co

Retail

experience ■ judgement ■ service

TO LET

Prominent Retail Unit

396 Gorgie Road
Edinburgh EH11 2RN

Suitable for Subdivision

LOCATION

Gorgie Road is located to the west of Edinburgh approximately 2 miles from the city centre and forms part of the A71 trunk road leading into the city. The area is a popular residential area for students and young professionals.

The subjects comprise a modern retail unit prominently located on Gorgie Road forming the ground floor of a student residential development. Surrounding occupiers include **Bensons for Beds, Plumb Centre, Better Bathrooms, McDonalds, Aldi** and **Ladbrokes.**

ACCOMMODATION

The subjects comprise a ground floor unit which extends to the following approximate net internal areas:

Ground Floor	5,543 sq ft	(497.5 sq m)

Subdivision of the floor plate may also be considered. Please see indicative floor plan shown overleaf detailing how the unit could be subdivided. The sub-divided units would extend to the following approximate net internal areas:

Unit 1	3,920 sq ft	(364.2 sq m)
Unit 2	1,428 sq ft	(132.7 sq m)

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 **£75,000 per annum** exclusive are invited for the whole unit. Rents can be provided upon request for the sub-divided units.

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

RATING

The rates are still to be assessed following the first letting of the retail unit.

ENERGY PERFORMANCE CERTIFICATE

EPC rating to be assessed.

DATE OF ENTRY

By arrangement. Practical completion expected by end of July 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 dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641, or our joint agents, Graham & Sibbald - 0131 225 1559.

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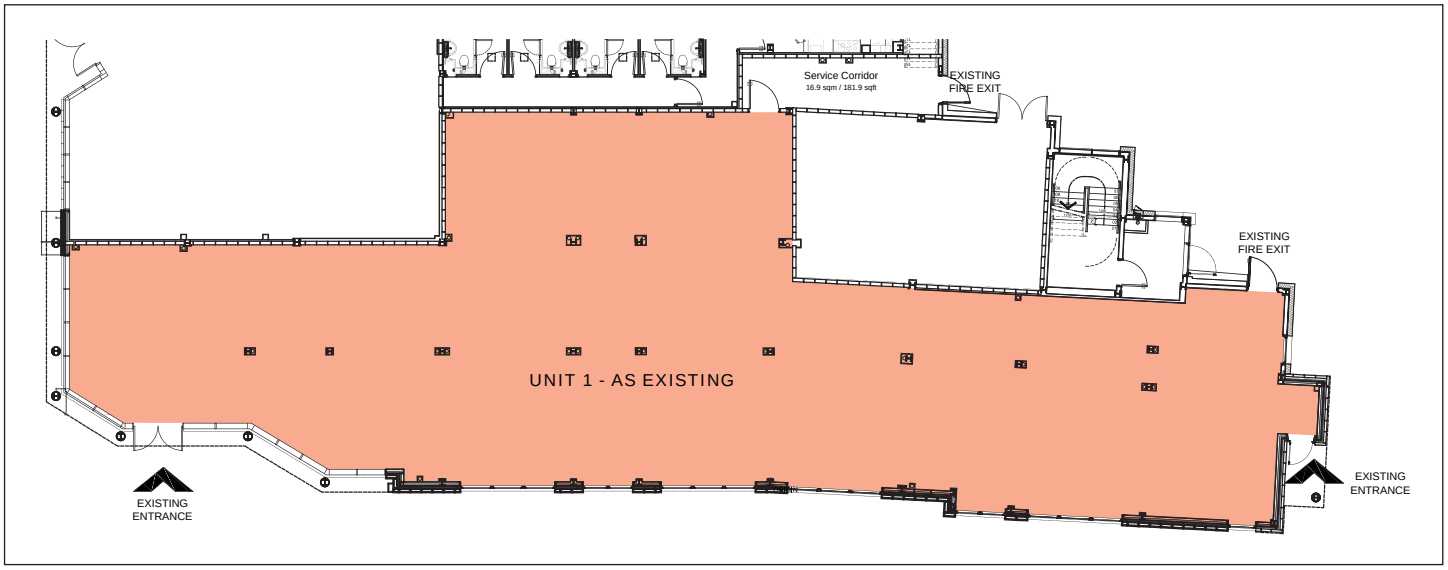
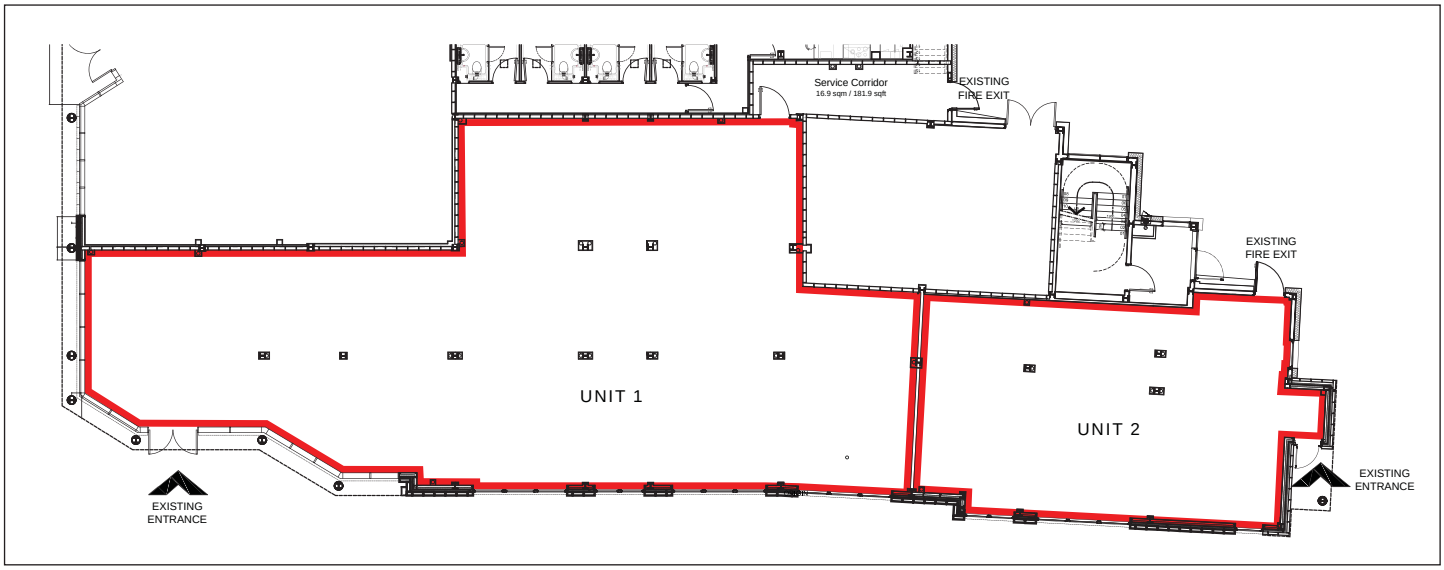

Service Corridor
16.9 sqm / 181.9 sqft
EXISTING
FIRE EXIT
EXISTING
FIRE EXIT
UNIT 1 - AS EXISTING
EXISTING
ENTRANCE
EXISTING
ENTRANCE


Service Corridor
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EXISTING
FIRE EXIT
EXISTING
FIRE EXIT
UNIT 1
UNIT 2
EXISTING
ENTRANCE
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ENTRANCE

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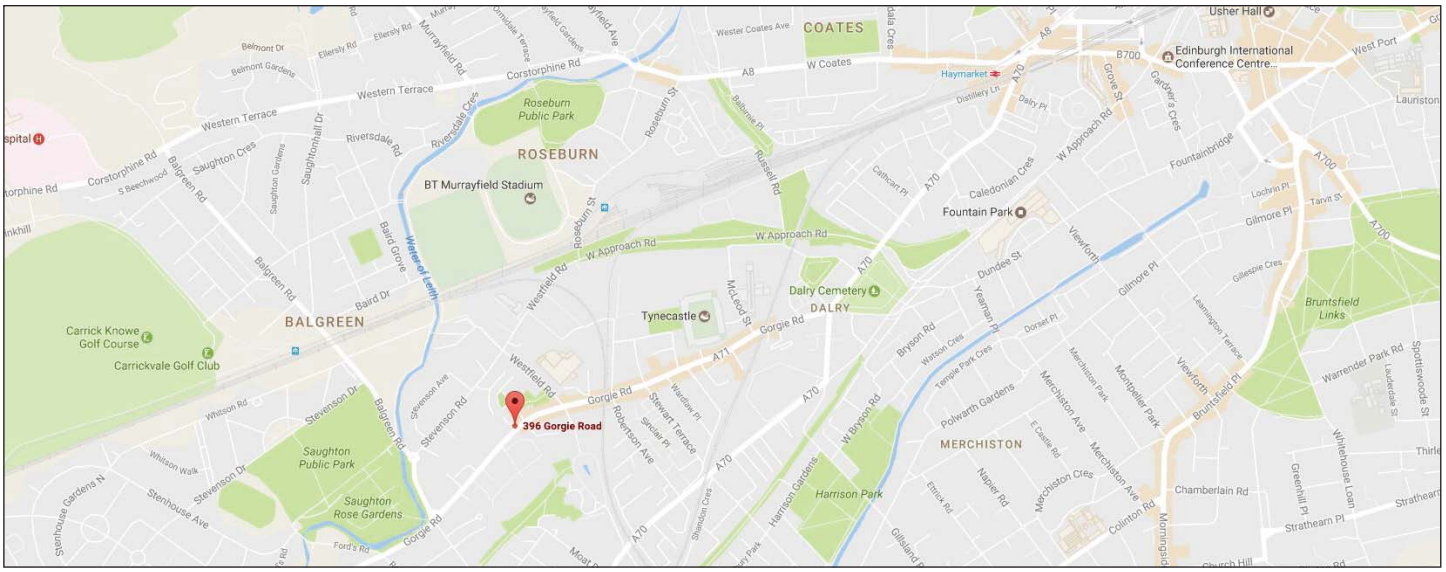

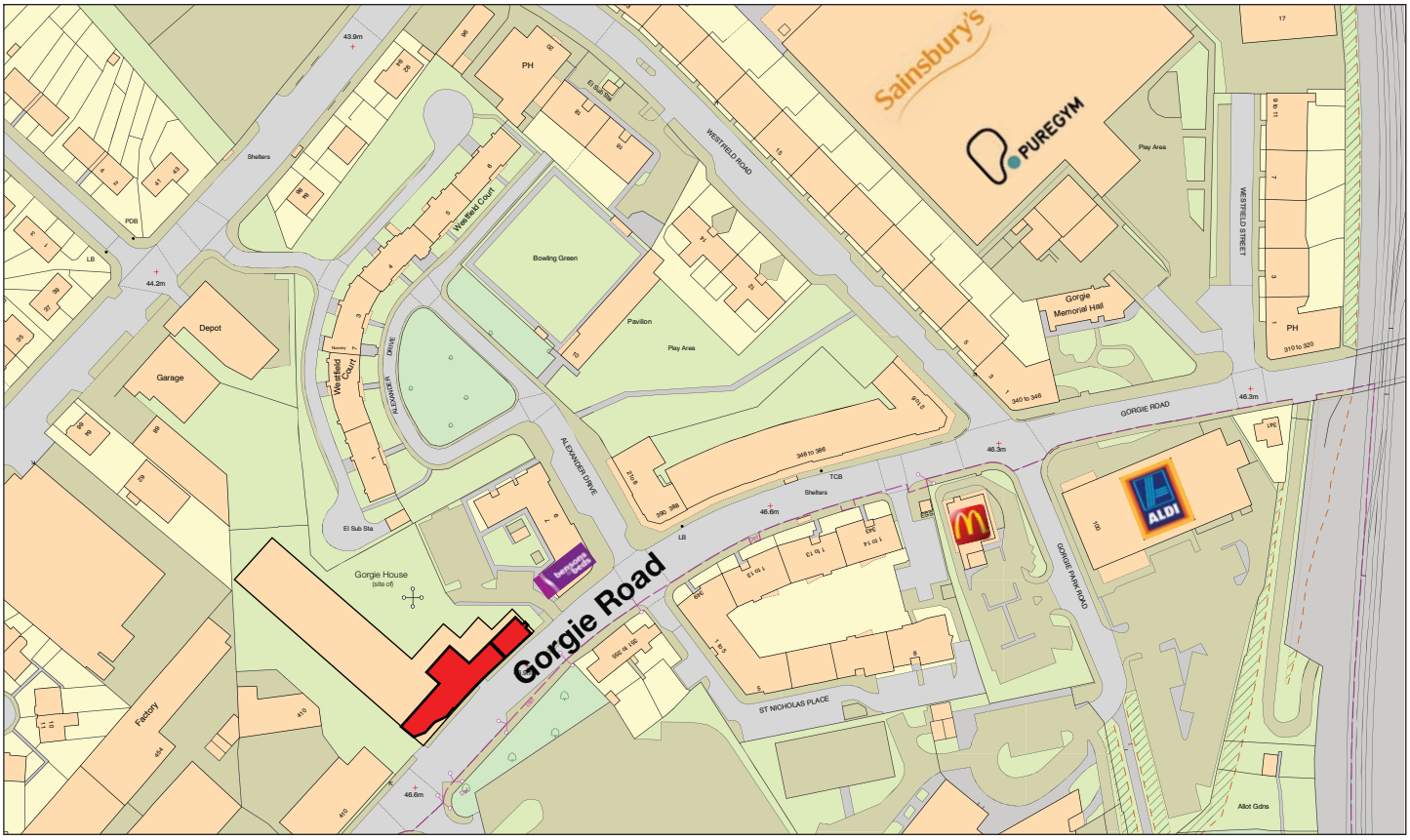

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Date of preparation - 13 February 2017

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