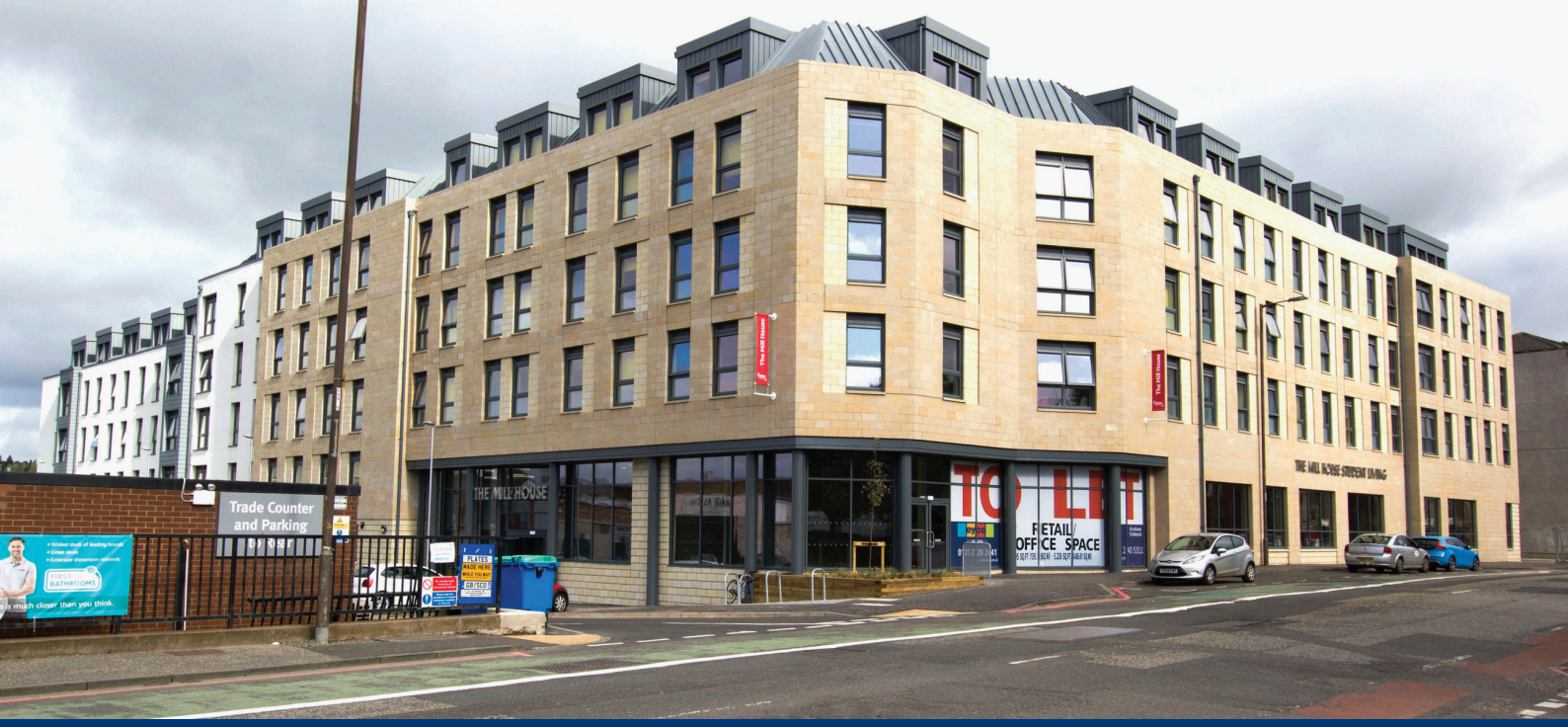

TO LET

Unit 2, 396 Gorgie Road
Edinburgh EH11 2RN

- Prominent roadside location
- Retail / Office use
- In shell specification
- 1,505 sq ft

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 257 bed student residential development. Surrounding occupiers include **Bensons for Beds, Plumb Centre, Better Bathrooms, McDonalds, Aldi, Spice of Asia** and **Ladbrokes.**

Accommodation

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

Ground floor	1,505 sq ft	(139.79 sq m)

Lease

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

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 and Class 4 consents and can therefore be used for retail or office use. Interested parties are advised to speak directly to the Local Planning Authority.

Rent

Offers of **£15,000 per annum** exclusive are invited.

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.

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 EYCO on 0131 226 2641 or our joint letting agents Graham & Sibbald - 0131 225 1559.

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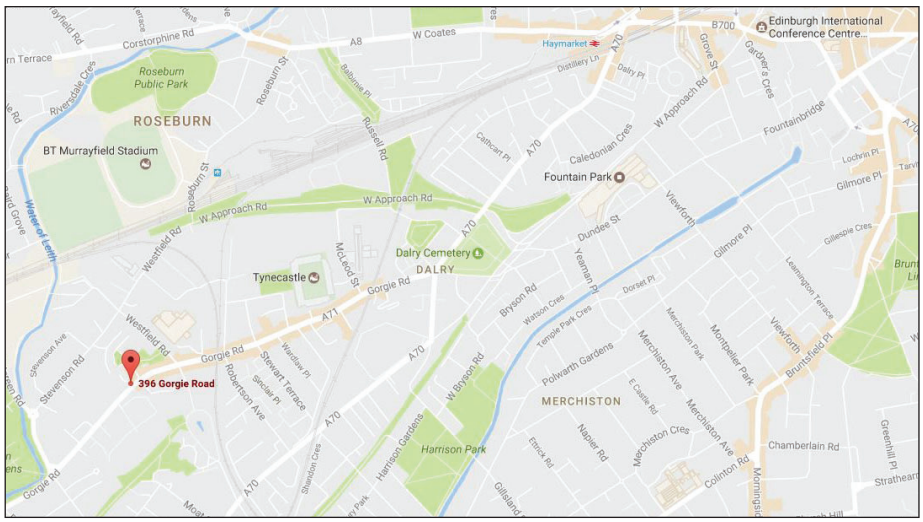
CHARTERED SURVEYORS

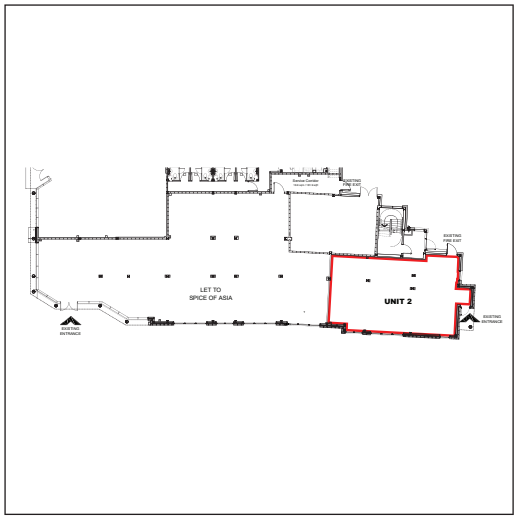
0131 226 2641
www.eyco.co.uk

TO LET

CHARTERED SURVEYORS

Unit 2, 396 Gorgie Road, Edinburgh EH11 2RN





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Get in touch

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