

# TO LET

AVAILABLE IMMEDIATELY



**26 HILLHOUSE ROAD, EDINBURGH**



- EXTREMELY HIGH LEVELS OF PASSING TRAFFIC
- RESTRICTED CLASS 3 CONSENT
- INITIAL RENT OF £10,000 PER ANNUM
- THE PROPERTY EXTENDS TO 40.19M<sup>2</sup>

#### VIEWING & FURTHER INFORMATION:

Enquiries should be directed to:

Gregor Porteous / Ian Hannon  
J & E Shepherd  
Chartered Surveyors  
12 Atholl Crescent  
Edinburgh  
EH3 8HA

Tel: 0131 225 1234

Mobile: 07917 306552

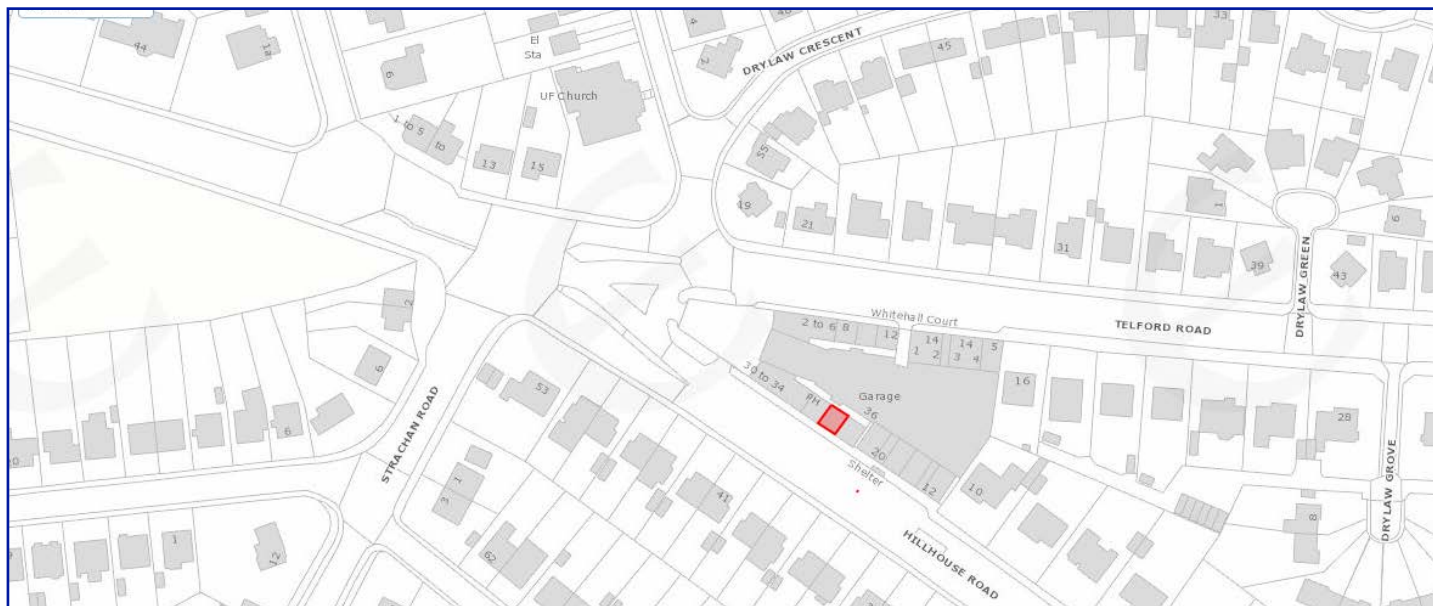
Website: [www.shepherd.co.uk](http://www.shepherd.co.uk)

E-mail:

[gregor.porteous@shepherd.co.uk](mailto:gregor.porteous@shepherd.co.uk)

[ian.hannon@shepherd.co.uk](mailto:ian.hannon@shepherd.co.uk)

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#### LOCATION

The subjects are located in the Blackhall area of Edinburgh, a popular residential and retail suburb located approximately 2 miles west of the City Centre. The subjects occupy a prominent position on the north side of Hillhouse Road close to its junction within Telford Road and in close proximity to Craighall Retail Park.

Retail occupiers in close proximity include La Favorita, Bombay Feast, Lindsay Gilmour Pharmacy and Farmers Garage.

#### DESCRIPTION

The subjects comprise part of a single storey parade of retail units with large glazed facade.

Internally the subjects are fitted as a small coffee shop with a sales and display counter, an area for tables and chairs and a small kitchen area as well as a WC located to the rear.

Pay and display parking is available to the front.

#### ACCOMMODATION

We have calculated the net internal area of the subjects to extend to approximately 40.19m<sup>2</sup> or thereby.

#### PRICE/LEASE TERMS

Our clients are willing to enter into a standard full repairing and insuring lease term for a term to be agreed incorporating regular rent reviews with an initial rental of £10,000 per annum.

#### RATEABLE VALUE

The Regional Assessors Department have entered the subjects in the current Valuation Roll at a rateable value of £7,100 per annum.

#### LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the ingoing tenant will be liable for LBTT, Registration Dues or VAT incurred thereon.

#### VAT

All prices, rents and outgoings are quoted exclusive but may be liable to VAT.

#### ENERGY PERFORMANCE CERTIFICATE

Released on application.

#### ENTRY

By mutual agreement

#### CONTACT

gregor.porteous@shepherd.co.uk  
ian.hannon@shepherd.co.uk

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