



AVAILABLE IMMEDIATELY

26 HILLHOUSE ROAD, EDINBURGH





VIEWING & FURTHER INFORMATION: Enquiries should be directed to:

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- EXTREMELY HIGH LEVELS OF PASSING TRAFFIC
- RESTRICTED CLASS 3 CONSENT
- INITIAL RENT OF £10,000 PER ANNUM
- THE PROPERTY EXTENDS TO 40.19M²

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VALUATION • SALES AND LETTING • ACQUISITION • RENT REVIEW • INVESTMENT • DEVELOPMENT RATING • BUILDING SURVEYING • PROPERTY MANAGEMENT



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 Craigleith 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 40.19m2 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 $\pm 10,000$ 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

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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