

Canning Mews
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BURNS
AND PARTNERS

RETAIL

CHARTERED SURVEYORS | DEVELOPMENT CONSULTANTS

TO LET/FOR SALE

BAKERY & COFFEE SHOP PREMISES (POSSIBLE HOT FOOD CONSENT)

215 ST JOHN'S ROAD, EDINBURGH, EH2 7UU



Net Internal Area 118.45 sq m (1,275 sq ft)

LOCATION

St John's Road forms part of Corstorphine Road, which is the main road leading from the West End of the City Centre to the West side of the City including South Gyle and Edinburgh Airport. St John's Road is a well known shopping thoroughfare with a number of high quality houses and flats in the immediate vicinity.

The premises are situated on the south side of St John's Road in a prominent location within the section bounded by Manse Road to the East and Featherhall Avenue to the West. Occupiers in the immediate vicinity include Magnet Furniture, Capability Scotland, Hunters and Farmer Autocare.

DESCRIPTION

The subjects comprise a former Bakery and Coffee Shop with large display window forming the ground floor of a two storey building. The shop has an open sales area with rear staff, former baking area and stores. Internally there are both staff and customer toilets including a disabled WC.

ACCOMMODATION

The property has the following Net Internal Areas and dimensions:

Gross Frontage:	5.17 m	17 ft
Net Frontage:	4.33m	14 ft 2
Sales area:	76.18 sq m	820 sq ft
Back Shop:	42.27 sq m	455 sq ft
Total Floor Area:	118.45 sq m	1,275 sq ft

PLANNING

The subjects have consent as a Bakery with Coffee Shop facility. The seating area is capable of accommodating 20-22 persons. There may be an opportunity of obtaining a Change of Use to Class 3 (Food and Drink) and interested parties should make their own enquiries to Edinburgh City Council Planning Department (0131 200 2000).

TERMS

Leasehold - Offers over £17,500 per annum.

For Sale – Offers over £175,000. Note the property is not currently elected for VAT.

RATES

The property has a Rateable Value of £16,400.

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant or purchaser will be responsible for Stamp Duty Land Tax, Registration dues and VAT thereon.

ENTRY

By Agreement.

FURTHER INFORMATION

For further information and viewing arrangements please contact:

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