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BURNS
AND PARTNERS

RETAIL

CHARTERED SURVEYORS | DEVELOPMENT CONSULTANTS

TO LET/MAY SELL

RETAIL/OFFICE PREMISES

127 GORGIE ROAD, EDINBURGH, EH11 1TE



Net Internal Area 78.73 sq m (847 sq ft)

LOCATION

The subjects are situated on the corner of Gorgie Road and Newton Street on the A71, one of the main arterial routes to the West of the City. Gorgie Road is a well established retailing location containing a variety of national and independent occupiers serving the busy surrounding residential community.

DESCRIPTION

The subjects comprise a ground and basement corner retail premises forming part of a traditional tenement building. The building has undergone an extensive Common Repair Scheme in 2008. Suitable for a variety of purposes the subjects have a ground floor sales area with back shop, WC and basement storage area. The property has display windows to both Gorgie Road and Newton Street.

ACCOMMODATION

The property has the following Net Internal Areas:

Ground Floor:	34.12 sq m	367 sq ft
Basement:	44.61 sq m	480 sq ft
Total:	78.73 sq m	847 sq ft

TERMS

Rental offers in excess of **£8,000 per annum** are sought. Alternatively our client may consider a sale and offers are invited for their heritable interest.

RATES

The property is entered in the Valuation Roll with a Rateable Value of £3,700. Under the current Small Business Bonus Scheme 2008-09 introduced by the Scottish Government the property if occupied by an occupier with business premises with a total Rateable Value under £8,000 then 80% Small Business Bonus relief is available. Further information is available from www.scotland.gov.uk and (business.rates.enquiries@scotland.gsi.gov.uk).

LEGAL COSTS

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

FURTHER INFORMATION

For further information and viewing arrangements please contact:

Chris Paterson or Keith Burns
cp@bap.co.uk or kb@bap.co.uk

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DISCLAIMER

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