

FOR SALE/MAY LET

GROUND & FIRST FLOOR OFFICES WITH PARKING

17A GRAHAM STREET, EDINBURGH, EH6 5QN

- EXTENDS TO 138.39 M² / 1,489 FT²
- BUSY COMMERCIAL AREA | 2 DEDICATED CAR SPACES
- CLOSE TO FERRY ROAD AND BONNINGTON ROAD
- MAY QUALIFY FOR SMALL BUSINESS RELIEF
- PRICE OFFERS OVER £250,000 | RENTAL £20,000 PER ANNUM
- NO VAT

BURNS
AND PARTNERS



LOCATION

The subjects are located on the north side of Graham Street, close to West Bowling Green Street. Situated in the Bonnington area, the property lies approximately 2km north of the city centre. The property has good access to public transport facilities on Newhaven Road, Bonnington Road and Ferry Road. Surrounding properties are a mixture of residential, business, garages and warehousing. Further new residential developments are planned for nearby sites/buildings.

DESCRIPTION

The subjects comprise a purpose built office/business unit (1992) arranged over ground and first floors. 2 parking spaces are included and situated immediately in front of the premises.

SPECIFICATION

- Fire and intruder alarms
- LED Lighting
- Dado trunking to include power, telephone and data.
- Electric heating.

ACCOMMODATION

The office space extends to approximately 138.4 sq m (1,489 sq ft). The mixed open plan layout has been fitted out to include a manager's office, meeting rooms and larger open plan areas at both ground and first floors. An incoming occupier can retain or modify the current layout to suit their space requirements. In addition, there are toilet facilities at ground floor level together with kitchen and tea prep facilities.

Ground Floor Offices (3)	49.96 m ²	538 ft ²
Tea Prep	1.48 m ²	16 ft ²
Stores	0.88 m ²	9 ft ²
First Floor Offices (3)	82.60 m ²	889 ft ²
Kitchen/Staff	3.47 m ²	37 ft ²
Totals	138.39 m ²	1,489 ft ²

EPC

Further details are available on request.

RATES

The property is listed in the Valuation Roll with a combine NAV/RV of £15,300. Small Business Relief may be available and should be checked with Edinburgh City Council.

TERMS

The property is available either For Sale or on a To Let basis. The asking price is offers over £250,000 or a rental of £20,000 per annum. No VAT is payable.

LEGAL COSTS

Each party will be responsible for their own legal costs. The ingoing occupier will be responsible for any LBTT, Registration dues and VAT thereon.

FURTHER INFORMATION

For additional information please contact:

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