

FOR SALE

ATTRACTIVE RETAIL UNIT

75 HAYMARKET TERRACE, EDINBURGH, EH12 5HD

- CURRENTLY TRADES AS A DRY CLEANERS BUT SUITABLE FOR A VARIETY OF ALTERNATIVE USES
- PROMINENT LOCATION
- ATTRACTIVE RETAIL PREMISES WITH BASEMENT STORAGE
- EXTENDS TO 75.90 SQ M (817 SQ FT)
- NO VAT ON PURCHASE PRICE

OFFERS OVER £155,000



LOCATION

Haymarket Terrace forms part of one of the main arterial routes into the city centre. Situated approximately 1 mile to the west of Edinburgh city centre the subjects lie in close proximity to Haymarket Train Station, together with a wide variety of shops, restaurants, offices and residential properties. Haymarket tram stop is located adjacent to the Station. Situated on the south side of Haymarket Terrace surrounding occupiers include Tesco Express, Zest Skin Spa, Drummond's and Fine Fellas.

DESCRIPTION

The subjects comprise a ground and basement retail premises forming part of a four storey and basement tenement block. The ground floor is used for sales purposes whilst the basement provides workshop/storage accommodation and WC facilities.

ACCOMMODATION

The property has the following Net Internal Areas:

Ground	24.71 m ²	266 ft ²
Basement	51.19 m ²	551 ft ²
Total	75.90 m ²	817 ft ²

EPC

Further details are available on request.

RATES

The Rateable Value is £5,300. In terms of the Small Business Bonus Scheme, the subjects qualify for 100% rates relief.

SALE PRICE

Our client's heritable interest is for sale with vacant possession. Offers over £155,000 are sought.

VAT

The subjects are not elected for VAT so no VAT will be payable on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in the transaction.

FURTHER INFORMATION

For additional information please contact:

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