FOR SALE

SELF-CONTAINED OFFICE IN MURRAYFIELD AREA

40c COLTBRIDGE AVENUE, EDINBURGH, EH12 6AH

- TWO ROOMED OFFICE
- EXTENDS TO 455 SQ FT
- QUALIFIES FOR 100% RATES RELIEF (RV £5,700)
- RECENTLY REFURBISHED
- NO VAT

PRICE £75,000



LOCATION
The subjects are situated in the Roseburn area of Edinburgh lying approximately one mile west of the city centre. Roseburn is a popular neighbourhood centre serving the surrounding residential community and is in close proximity to both Murrayfield and Tynecastle Park stadiums.

Coltbridge Avenue lies close to Corstorphine Road (A8) which is one of the main arterial routes into the city from the west. Access is taken from Coltbridge Millside. Surrounding properties are predominantly residential in nature, however, there are nearby commercial occupiers including Yeoman McAllister, Grange Wealth Management, Crew Architects and Murrayfield Podiatry.

DESCRIPTION
The subjects comprise a two room office incorporating a small tea prep area. Both rooms are of a similar size and benefit from a recent refurbishment.

ACCOMMODATION
The property has the following Net Internal Areas:-

Office 1	22.23 m²	239 ft²
Office 2	20.11 m²	216 ft²
Total	**42.34 m²**	**455 ft²**

EPC
Further details are available on request.

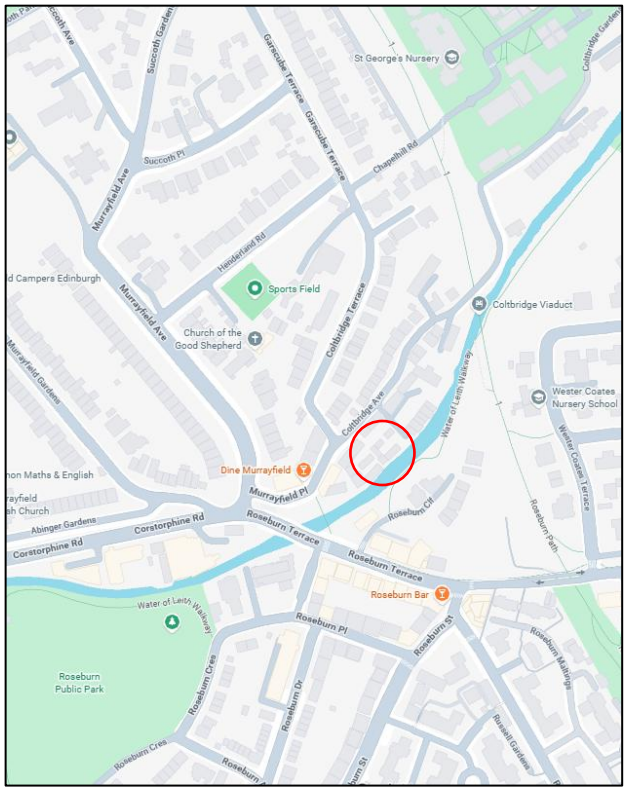
TERMS
Offers in excess of £75,000 are sought. There is no VAT on the purchase price.

RATES
The Rateable Value is £5,700. In terms of the Small Business Bonus Scheme, the subjects qualify for 100% rates relief.

LEGAL COSTS
Each party will be responsible for their own legal costs. The purchasers will be responsible for any LBTT, Registration Dues and VAT thereon.

FURTHER INFORMATION
For additional information please contact:

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