

TO LET

**FULLY FITTED GROUND FLOOR SALON/CLINIC
WITH EXTENSIVE FRONTAGE TO GRANTON SQUARE**

170 LOWER GRANTON ROAD, EDINBURGH, EH5 1GL

- MAIN SALON WITH 2No. TREATMENT ROOMS, KITCHEN, STAFF & SHOWER
- EXTENDS TO 86.43 SQ M (930 SQ FT) ON GROUND FLOOR
- SUITABLE FOR A VARIETY OF USES
- QUALIFIES FOR 100% SMALL BUSINESS RATES RELIEF

RENT: £17,500 PER ANNUM



LOCATION

The subjects are situated on the north side of Granton Square at the junction with Lochinvar Drive and Lower Granton Road. Granton Square is a busy location where a number of roads merge including Granton Road and West Granton Road. The location is served by a regular bus service. Go Outdoors and Lens Storage are situated immediately to the west.

DESCRIPTION

The subjects comprise a fully fitted salon including staff, disabled WC, shower and 2No. treatment rooms. A number of features are included with air conditioning, electric roller blinds, intruder alarm and fire alarms. Rear access is available for loading. Our client may consider selling some moveable items.

ACCOMMODATION

The property has the following Net Internal Areas:

Main Salon	56.79 m ²	611 ft ²
Treatment Room 1	8.73 m ²	94 ft ²
Treatment Room 2	9.20 m ²	99 ft ²
Kitchen/Staff	11.71 m ²	126 ft ²
Total	86.43 m ²	930 ft ²

EPC

Further details are available on request.

TERMS

Rent £17,500 per annum.

RATES

The Rateable Value is £11,000. 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. Any incoming tenant will be responsible for any LBTT, Registration dues and VAT thereon.

FURTHER INFORMATION

For additional information please contact:

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