

# TO LET

ATTRACTIVE RETAIL UNIT

**54a MAIN STREET, DAVIDSON'S MAINS, EDINBURGH, EH4 5AA**

- SITUATED IN DAVIDSON'S MAINS AREA OF EDINBURGH
- EXTENDS TO 84.56 SQ M (910 SQ FT)
- SUITABLE FOR A VARIETY OF USES

**RENT £18,000 PER ANNUM**





LOCATION

The subjects are situated in the Davidson's Mains area of Edinburgh lying approximately three miles west of the city centre. Davidson's Mains is a popular neighbourhood centre serving the surrounding residential community.

Surrounding commercial premises form a mixture of local and national occupiers including both retail and licensed uses. Occupiers include Boots, Cancer Research UK and Mains Local Convenience Store.

DESCRIPTION

The subjects comprise a double windowed retail unit, situated over the ground floor only, with a rectangularly shaped front sales area and rear store. A staff area/kitchen together with WC are situated to the rear.

ACCOMMODATION

The property has the following Net Internal Areas:

Front Shop	49.52 m <sup>2</sup>	533 ft <sup>2</sup>
Back Shop	28.94 m <sup>2</sup>	311 ft <sup>2</sup>
Staff/Kitchen	6.14 m <sup>2</sup>	66 ft <sup>2</sup>
Total	84.56 m <sup>2</sup>	910 ft <sup>2</sup>

EPC

Further details are available on request.

TERMS

Rental offers in excess of £18,000 per annum are sought.

RATES

The Rateable Value is £16,200.

In terms of the Small Business Bonus Scheme, the subjects may qualify for approximately 19% 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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