

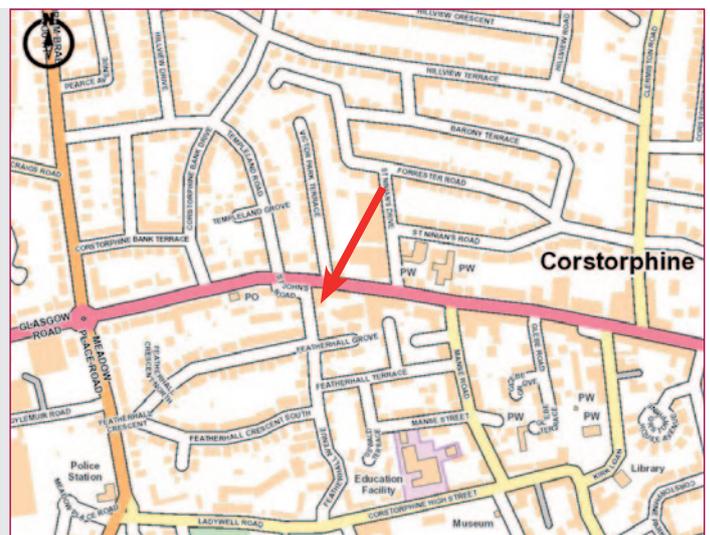
235 ST JOHN'S ROAD

TO LET/ MAY SELL CAFÉ / RETAIL PREMISES



EDINBURGH EH12 7XA

- CONSENT FOR CAFÉ USE
- PERMITTED CHANGE TO CLASS 1 (RETAIL) & CLASS 2 (OFFICE)
- SERVING POPULAR CORSTORPHINE AREA
- FRONTING MAJOR ARTERIAL ROUTE (A8)



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links

COMMERCIAL
PROPERTY
CONSULTANTS

235 ST JOHN'S ROAD EDINBURGH

Location:

The subjects are situated in a well established retail pitch on the west wide of the City.

St John's Road is part of the affluent Corstorphine area. The subjects lie close to the junction of St John's Road and Featherhall Avenue.

This is a quality shopping location containing many multiple and private retailers. The subjects adjoin an important branch of the Royal Bank of Scotland. Traders within the vicinity include Sally Hairdressing, Rowland Chemist, William Hill, RS McColl and Mimi's Café.

Description:

A double windowed ground floor shop forming part of a two storey building.

Internally, the property is currently laid out as a café with seating for approximately 28.

A kitchen, disabled toilet and storage are situated to rear.

Accommodation:

We assess the net lettable area as follows:

Ground Floor	48.6 sq m	(523 sq ft)
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Planning:

We understand the property benefits from café (Class 3 restricted) and therefore permitted use could be for office (Class 2 non retail) or retail (Class 1). We recommend any enquiries with regards to the planning be directed to the Local Planning Authority.

Assessment:

From the Scottish Assessor's website we note that the property has a rateable value of £13,300.

Due to the Small Business Bonus Scheme the undernoted levels of rates relief could apply:-

Combined Rateable Value (RV) of all business properties in Scotland:	2017-2018
Up to £15,000	100%

Energy Performance Certificate:

EPC Rating = G

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Price:

Consideration will be given for offers to purchase.
Price guide on application.

Lease:

The property is available on a new Full Repairing and Insuring lease for a minimum period of 5 years.

Rent:

Offers over £13,000 pa.

VAT:

We are advised that the subjects are not registered for VAT.

Entry:

Early entry is available.

Viewing:

Apply Sole Agents.

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Details prepared:

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MISREPRESENTATION

Links CPC LLP give notice to anyone who may read these particulars as follows

1 These particulars are prepared for the guidance only of prospective tenants or purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.

2 Any information contained or referred to herein (whether text plans images) is given in good faith but should not be relied upon as being a statement of representation of fact.

3 Nothing in these particulars shall be deemed to be that the property is in good condition, or otherwise, nor that any services or facilities are in good working order.

4 The images appearing in these particulars show only certain parts of the the property at the time when the images were taken. Certain aspects may have changed since the images were taken and it should not be assumed that the property remains precisely as displayed in the images. Furthermore no assumptions should be made in respect of parts of the property which are not shown on the images.

5 Any areas, measurements or distances referred to are approximate.

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7 Descriptions of property are subjective and the descriptions herein are given in good faith as an opinion and not as a statement of fact.