

# 21 STRATHEARN ROAD

## TO LET/ MAY SELL SHOP - OFFICE



## EDINBURGH EH

- HIGH QUALITY RESIDENTIAL AREA
- PROMINENT MAIN ROAD LOCATION
- SUITABLE FOR RETAIL, SHOWROOM & OFFICE USE



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COMMERCIAL  
PROPERTY  
CONSULTANTS

# 21 STRATHEARN ROAD EDINBURGH

## Location:

Strathearn Road is situated within the Marchmont area of the city, approximately 1.5 miles to the south of the city centre. Marchmont is an affluent residential area comprising both high quality residential flats and detached properties. The area is also very popular with students, as the subjects lie in close proximity to Edinburgh University's campus.

The subjects are situated close to the junction of Strathearn Road and Marchmont Road in a prominent location. Trader's within the vicinity include Scotmid, Sainsbury's Local, Save the Children and a wide range of specialist retailers and service based businesses.

## Description:

The subjects comprise a double windowed ground floor shop, generally of open plan, forming part of a traditional stone built building with residential flats over.

Internally, the property is in very good condition. Previously used for electrical showroom and office, it offers clean quality open plan space.

The property is in excellent walk into condition with modern lighting and electrical heating.

An area to rear offers modern tea prep facilities with a WC apartment off.

## Accommodation:

We assess the net lettable areas as follows:

Gross Frontage	5.5 m	(18 ft)
Net Frontage	5.28 m	(17.3 ft)
Net Lettable Area	57.58 sq m	(620 sq ft)

## Planning:

The previous use was Class 1 (Retail). We believe that it would be possible to obtain Class 2 (Office) consent, subject to obtaining planning permission. We recommend any enquiries with regards to the planning be directed to the City of Edinburgh Council, Planning Department.

## Assessment:

From the Scottish Assessor's website we note that the subjects have a rateable value of £11,300:-

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:	2018-2019
Up to £15,000	100%

## Energy Performance Certificate:

EPC Rating = G

## Lease:

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

## Rent:

Offers in excess of £12,000 pa.

## Price:

On application.

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## VAT:

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

## Legal Costs:

Each party will be responsible for their own legal costs involved in this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Entry:

Early entry is available.

## Viewing:

Apply Sole Letting 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.

6 Where there is reference in these particulars to alterations being carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters should be checked by an intended tenant or purchaser.

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.