

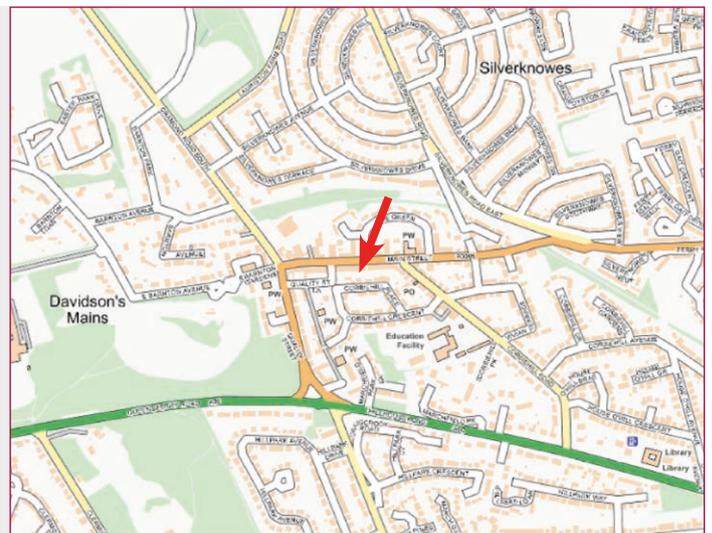
# 52-54 MAIN STREET DAVIDSON'S MAINS

**TO LET/  
RETAIL PREMISES**



## EDINBURGH EH4 5AA

- PRIME TRADING LOCATION WITHIN CENTRE OF DAVIDSON'S MAINS
- OPEN PLAN TRADING AREA
- ADJACENT TO BOOTS THE CHEMIST



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**links**

COMMERCIAL  
PROPERTY  
CONSULTANTS

# 52-54 MAIN STREET DAVIDSON'S MAINS

## Location:

Subjects are situated within Davidson's Mains, a quality residential district, lying approximately 3.5 miles to the north west of Edinburgh City centre.

Davidson's Mains is a well established trading location with a distinctly village feel.

Retailers include Boots the Chemist, Ballantine Goldie (opticians) Vets 4 Pets, Tesco, Black & Lizars, Greggs, Timpsons, plus a good mix of private retail and service concerns.

## Description:

A double shop unit with extensions to rear. The layout provides quality open plan retail space, plus storage and staff facilities to rear. A layout plan is available.

## Accommodation:

We assess the dimensions and net lettable areas as follows:

Gross Frontage	14.02 m	46 ft
Net Frontage	11.27 m	37 ft
Ground Floor	17.2 sq m	1858 sq ft

## Planning:

The premises are currently used for Class 1 (retail). Other uses may be considered subject to obtaining appropriate planning consent. We would recommend that enquiries be made to the City of Edinburgh Planning Department.

## Assessment:

From the Scottish Assessor's website we note that the subjects have a Rateable Value of £33,400.

An incoming tenant has the right to appeal.

## Energy Performance Certificate:

EPC Rating = G.

## Lease:

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

## Entry:

By arrangement.

## Rent:

Offers in excess of £40,000pa.

## VAT:

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

## TO LET/ RETAIL PREMISES

## 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.

## Viewing:

Apply Sole Letting Agents.

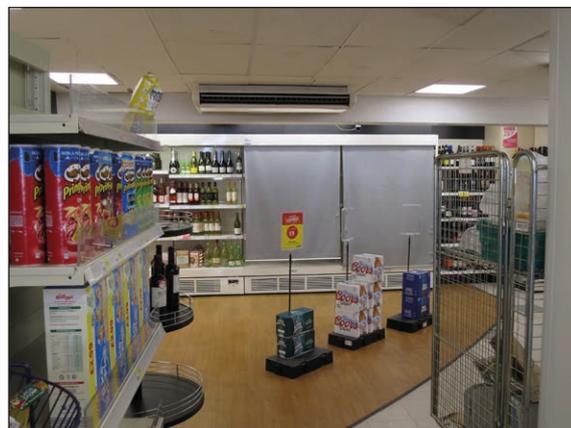
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## Details prepared:

April 2019



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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.

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