



## FOR SALE - RETAIL

56 – 58 St John's Road  
Corstorphine  
Edinburgh  
EH12 8AT

- Unique and rarely available retail premises for purchase only
- Strategically located on prime secondary pitch in Edinburgh's Corstorphine district
- Suitable for a variety of retail/office/restaurant/leisure uses (STP)
- NIA of 163.04sqm (1,755sqft)
- Offers over £435,000 (VAT FREE)

#### LOCATION

The subjects are located on the North side of St John's Road on a prominent corner location at the junction with Clermiston Road, in the ever popular and prestigious Corstorphine district of Edinburgh. St John's Road forms part of the A8 which is one of the main arterial routes into the city centre from the West.

The location is approximately 3 miles West of Edinburgh's city centre, with the immediate vicinity itself characterised by various local and national occupiers to include Boots Chemists, Subway, Costa Coffee, Greggs, Specialised Signs and Vermillion Dental practice.

The exact location of the premises can be seen on the below appended plan:

#### DESCRIPTION

The subjects comprise an end-terraced single storey building of traditional stone construction, surmounted by a pitched and slated roof to the front section, with the extension of the premises surmounted by a flat roof segment as well as a mono-pitched section to the rear.

The accommodation is provided over ground floor level and is currently laid out to provide open plan retail space to the front, with rear storage, staff and office space, and two separate W/C compartments. The premises could be easily re-configured to form different or further open plan or enclosed compartments in line with the new owners' requirements.

#### ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition on a Net Internal Area basis in the order of:

NIA: 163.04sqm (1,755sqft)

#### SALE TERMS

Our client is seeking offers over £435,000 for the outright purchase of their heritable interest.

#### RATEABLE VALUE

According to Scottish Assessors Association Website, the property has a current rateable value of £27,200.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of # and a copy of the certificate is available to interested parties on request.

#### LEGAL COSTS

Each party shall bear their own legal costs in connection with the transaction although in the normal manner the purchaser will be liable for land & buildings transaction tax and registration dues.

#### VAT

VAT is not payable.

#### VIEWING:

Strictly by appointment through the sole selling agents.

#### DATE OF ENTRY:

Entry will be available on completion of legal formalities.

#### REFERENCE:

ESA3059

#### DATE OF PUBLICATION:

May 2023

#### CONTACT:

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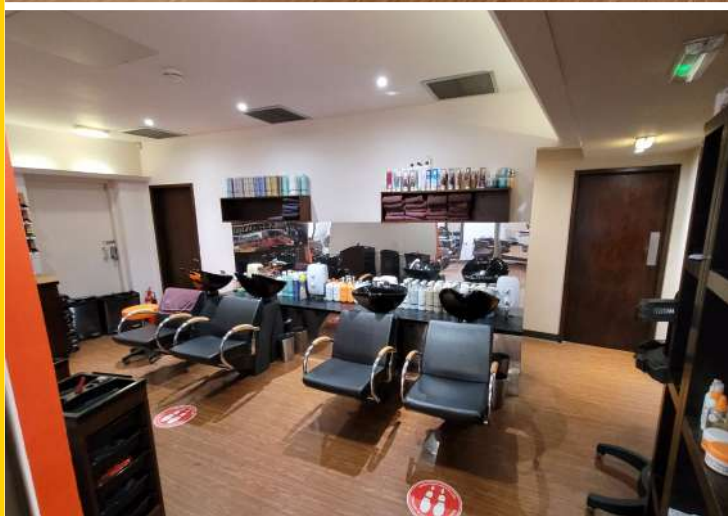
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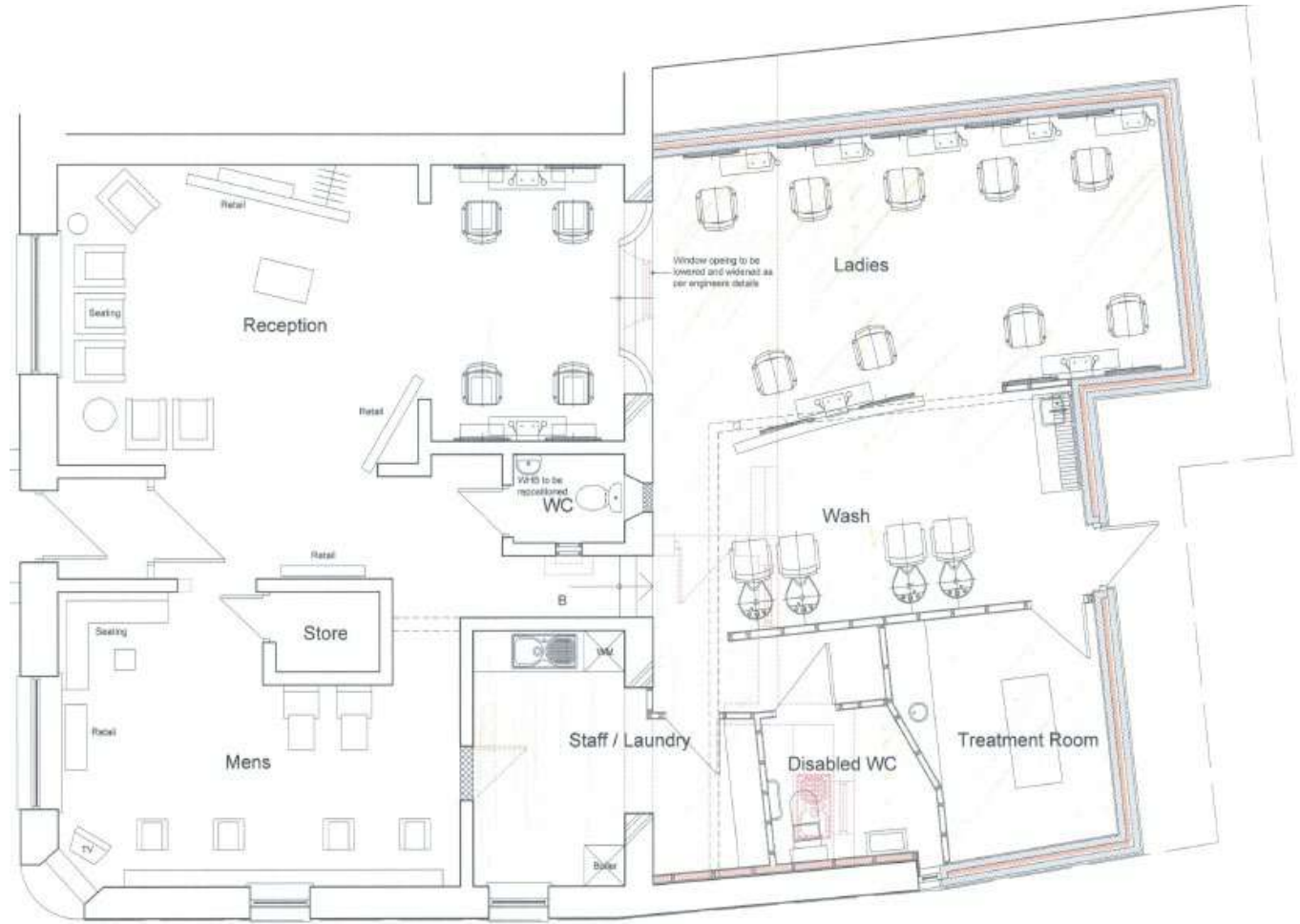




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