



Tel. 0131 357 4455 www.alliedsurveyorsscotland.com



TO LET

242 Queensferry Road, Blackhall, Edinburgh, EH4 2BP

- ✔ Class 1A premises arranged over ground and lower ground
 - ✔ Would also suit office or retail use
 - ✔ 2.5 miles west of Edinburgh city centre
 - ✔ Suitable for 100% business rates relief
- ✔ Approximate Net Internal Area of 66.94 sq m (720 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The subjects are located in the Blackhall area of Edinburgh approximately 2.5 miles west of the city centre.

The property is situated on the north side of Queensferry Road, a principal route in and out of the city centre, just before it connects with Hillview. It forms part of a terrace of commercial units with residential flats above.

The location provides excellent amenities with a variety of cafes and local traders adjacent to the property whilst Craighleith Retail Park is only a short distance away.

Nearby occupiers include Cloudberry Gifts, Discovery Chiropractic, NGP Architects and Scottish Grocers Federation.

DESCRIPTION

The subjects comprise office premises arranged over ground and lower ground floor and forming part of a three storey, traditional stone-built tenement. The property benefits from a large display window which may appeal to retailers protected by a roller shutter.

Internally, the premises are arranged as an office with a reception area and meeting room with tea prep, private office and WC facilities to the rear.

The lower ground floor consists of an open plan office space with lightwell to the front and to the rear providing natural daylight. In addition a walk-in internal storage space.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

66.94 sq m (720 sq ft)

RENT

Our client is seeking rental offers over £12,500 per annum.

TERMS

The premises are available for lease on full repairing and insuring terms for a period to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a rateable value of £8,300. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The property is served by mains gas, electricity and water. There is also a fully functioning CCTV system. Also a fully functioning intruder detection and alarm system.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

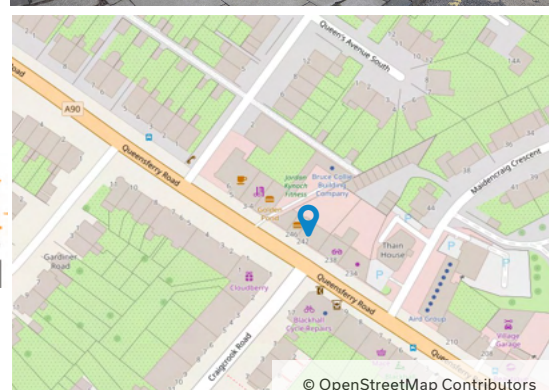
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



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VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons), MRICS | Tel. 0131 357 4455 | 07917 924 112

Bernadetta.Majewska@alliedsurveyorsscotland.com

