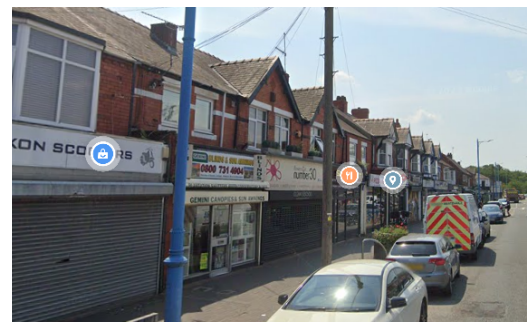
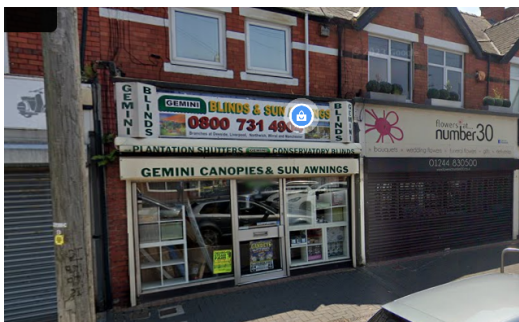


# TO LET

32 Station Road, Queensferry, CH5 1SX

Ground floor premises 93.3m<sup>2</sup> (1,006 sq ft)



## Popular Neighbourhood Shopping District

- Well established neighbourhood shopping district supported by densely populated housing
- Good traffic flows, street parking, suitable for retail / food uses
- Benefits from rear access for loading/ deliveries
- Full height double glazed frontage



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



## LOCATION

The property is located on Station Road within a central position and popular area for mixed-use occupiers including KFC, Roland's Pharmacy, Spar Queensferry, Domino's Pizza and adjoins Gemini Blinds along with various other of local occupiers as shown on the attached location plan.

## DESCRIPTION

The property provides a mid-terraced ground floor shop premises providing a long open plan rectangle. The premises benefits from full height double-glazed frontage with security shutters, some strip lighting, spotlights, kitchen area, storage, separate WC. There is also a rear access for loading and bin store area.

## ACCOMMODATION

The premises provides the following approximate areas and dimensions:

	M <sup>2</sup>	SQ FT
Ground Floor Area	93.30 m <sup>2</sup>	1006 ft <sup>2</sup>

## EPC

An Energy Performance Certificate is available upon request.

## SERVICES

We understand that mains services are available to the property including, electricity, gas, mains water and drainage.

## RATEABLE VALUE

The premises have a current Rateable Value of £5,800

## PLANNING

We understand the property has the benefit of retail uses, other uses, including food takeaway will be considered subject to obtaining planning permission.

## TERMS

The property is available to let on a new full repairing and insuring lease subject to negotiation.

## RENTAL

The premises is available at a rental of

**£12,000 per annum**

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment via the sole agents:

**JO Real Estate Ltd**

**Tel: 0151 319 2424  
Mob : 07702 131 701**

**Contact : Jonathan Owen**

**CALL OR EMAIL TO  
DISCUSS YOUR PROPERTY  
REQUIREMENTS IN  
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)  
CHARTERED SURVEYOR**

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