

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

255 ST JOHN'S ROAD EDINBURGH EH12 7XD

LOCATION

St John's Road forms a busy thoroughfare located in the affluent suburb of Corstorphine, linking Edinburgh City Centre to Glasgow Road at the west of the city. Corstorphine benefits from excellent transport links and forms a strong suburban retail location hosting a mixture of shops, offices, bars and residential property.

The premises are situated in a prominent location on the south side of St John's Road in the block bounded by Featherhall Avenue to the east. Nearby occupiers include **RS McColl**, **Co-op Funeral**, **Warners Estate Agents**, **Sally Hair**, **Ladbrokes** and **RBS**.

DESCRIPTION

The premises comprise a single windowed retail unit arranged over the ground and lower ground floors of a substantial stone built tenement building under a pitched and slated roof. The lower ground floor is fitted out to a high standard and can potentially be used for sales purposes.

There is also a car parking space located to the rear. Whilst the Landlord cannot guarantee permanent security of tenure on this it should be treated as an unofficial fringe benefit.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	15 ft 7 ins	4.75 m
Net Frontage	14 ft 8 ins	4.47 m
Ground Floor	404 sqft	37.53 sqm
Lower Ground Floor	512 sqft	47.56 sqm

RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£9,300
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

RENT

Rental offers in excess of £12,000 per annum exclusive are invited.

LEASE TERMS

The premises are available on the basis of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent reviews.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for any Stamp Duty Land Tax and any VAT incurred thereon.

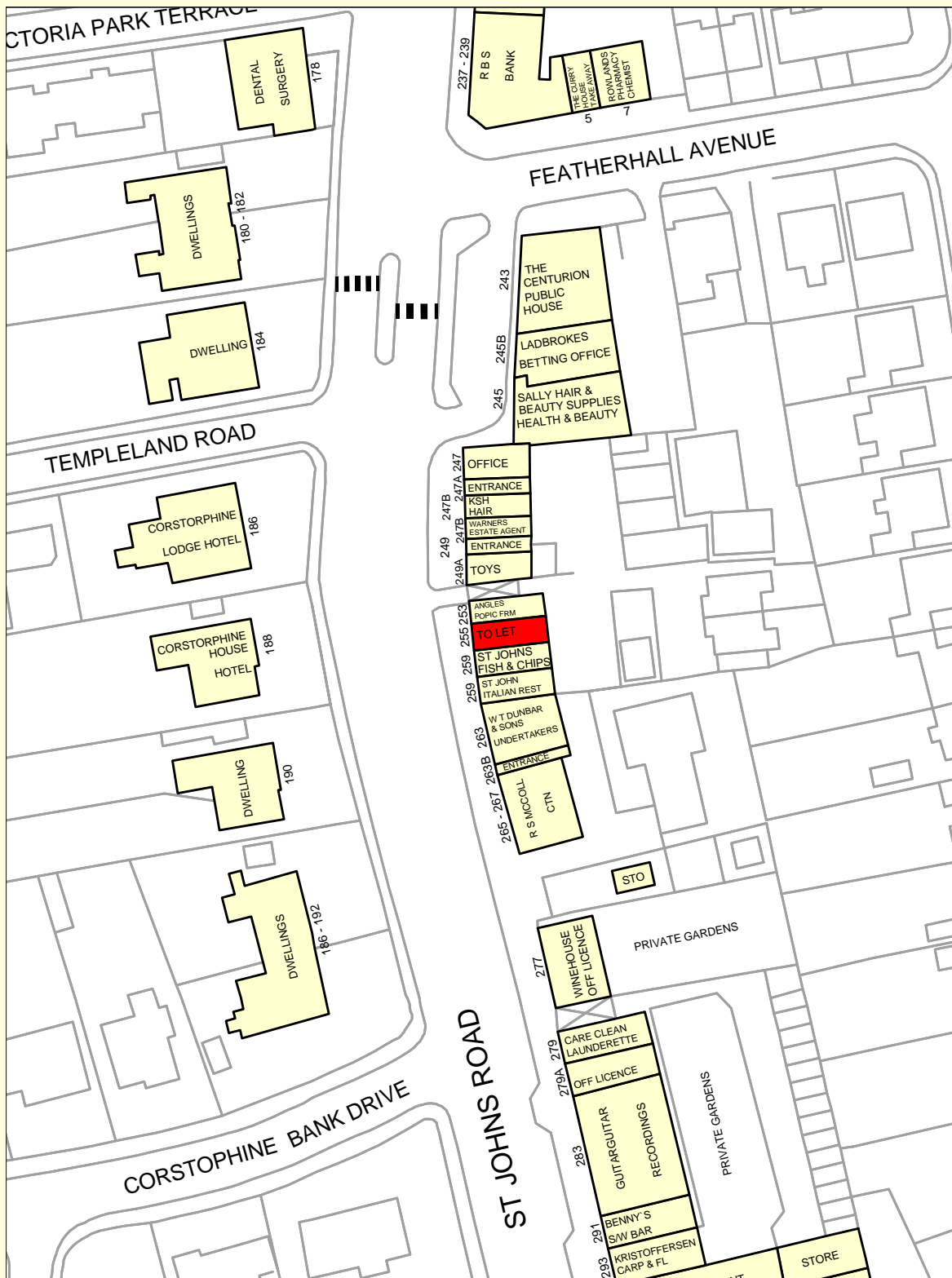
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer
Tel: 0131 226 6611
Email: callum@culverwell.co.uk



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29 August 2011

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