

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL / LEISURE PREMISES

UNITS 4 AND 5, THE LOAN CENTRE, SOUTH QUEENSFERRY EH30 9NS

LOCATION

South Queensferry is situated immediately at the south end of the Forth rail and road bridges overlooking the Firth of Forth. It is adjacent to the A90 trunk route and approximately 6 miles to the north west of the city of Edinburgh. It is also accessible from the A8000, which links the M9 and central Scotland motorway network. It is a popular commuter town given its excellent road and rail links and seaside location and has expanded significantly with new house building over the last ten years.

The Loan Centre is situated midway between the High Street and Ferrymuir and fronts the main traffic route leading to and from the town centre to the A8000. Adjacent occupiers include [South Queensferry Medical Practice](#), [Scotmid Foodstore](#), [Girls Bike 2](#) and [Lloyds Pharmacy](#).

DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground floor only within a single storey, purpose built development. To the front of the store there is a private car park accommodating approximately 110 parking bays.

The subjects also include a small grassed area demised to the unit and accessed from a side entrance.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Internal Width	47 ft 9 ins	14.55 m
Internal Depth	114 ft 5 ins	34.9 m
Ground Floor	5,286 sqft	491.07 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£35,200
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.462

RENT

Offers in excess of £52,750 per annum exclusive, are invited.



LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum period of 10 years, subject to 5 yearly upward only rent reviews. Subject to vacant possession.

SERVICE CHARGE

To be confirmed upon application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty, registration dues and VAT incurred thereon.

ENTRY

By agreement.

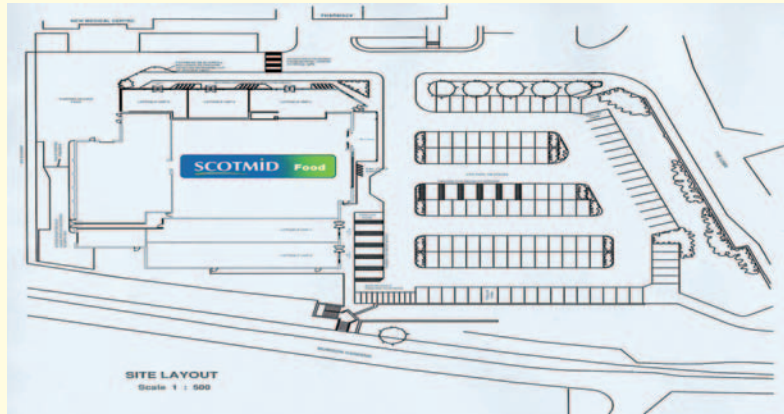
VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey & Peter Hutton
Tel: 0131 226 6611
Email: james@culverwell.co.uk
peter@culverwell.co.uk

68-70 GEORGE STREET, EDINBURGH EH2 2LT TEL: 0131 226 6611 FAX:0131-226 6622
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Misrepresentation Act 1967: See Important Note Overleaf



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