



**ALLIED
SURVEYORS
SCOTLAND**

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LEASE AVAILABLE

21-22 London Road, Edinburgh, EH7 5AY

- ✔ Highly prominent retail premises on busy route
- ✔ Passing rent of £13,500 per annum plus VAT
 - ✔ Lease expires 5th May 2027
- ✔ Available by way of sub-lease or assignation
 - ✔ 35.03 sq m (377 sq ft)



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LOCATION

London Road connects Edinburgh's east end with the Abbeyhill and Meadowbank districts of the city and lies approximately 1 mile from the city centre.

The subjects are located in a mixed commercial and residential area at the corner of Alva Place, just a short walk from Easter Road. Nearby businesses include That Rosie Glow, Edinburgh Jewelry Repair, Carr Gomm and The Alibi coffee house.

Public transport is widely available with restricted parking in surrounding streets.

DESCRIPTION

The subjects comprise a corner retail unit arranged over ground floor with three large display windows to its frontage and gable elevation.

Prior to letting, the unit was refurbished by the landlord and was then fitted out to a high standard by the current occupier including new roller shutters. The shop currently trades a specialised and high value bike retailer.

The rear section of the premises comprises a small staff compartment and WC.

ACCOMMODATION

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

35.03 sq m (377 sq ft)

PASSING RENT

£13,500 per annum plus VAT.

LEASE TERMS

The property is currently let on full repairing and insuring terms to LAP Edinburgh until 5th May 2027, subject to a tenant only break option on 5th May 2025.

Offers are invited for our client's leasehold interest which is made available by way of sub-let or assignation.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £7,100. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

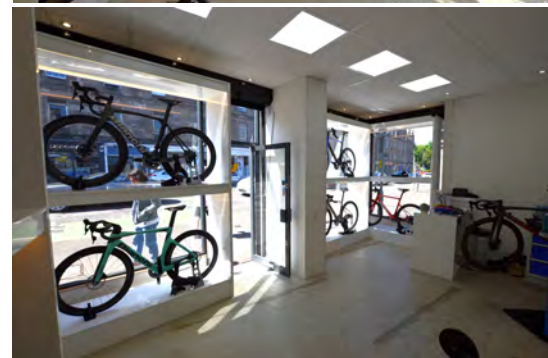
The Energy Performance Certificate rating is G.

LEGAL COSTS

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

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

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

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