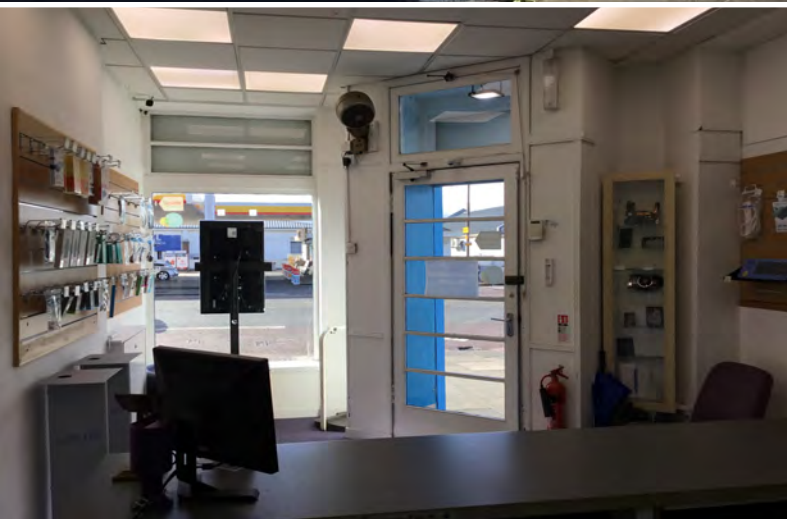




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)
www.alliedsurveyorsscotland.com



TO LET

30 GLASGOW ROAD, EDINBURGH, EH12 8HL

- ✔ Attractive corner retail/office premises
- ✔ Prominent location just off Drumbrae Roundabout
- ✔ Qualifies for 100% small business rates relief
- ✔ Available from end of August 2023
- ✔ Approximate net internal area of 36.70 sq m (395 sq ft)

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



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LOCATION

Glasgow Road runs through Edinburgh's Corstorphine district and is a principal route connecting the city centre with West Edinburgh, Edinburgh Airport and the motorway network.

The subjects are situated approximately 5 miles west of the city centre on the corner of Glasgow Road and Craigs Avenue, within close proximity of the Drumbrae Roundabout.

Surrounding properties are mixed residential and commercial with nearby business occupiers including: Kinetic Demolition, Novela Beauty Clinic, Lidl and several hot food takeaways.

DESCRIPTION

The subjects comprise an office/retail unit arranged over ground floor with a single window display. It occupies the corner of a three story, traditional stone-built tenement building under a pitched and slated roof.

Internally, the premises, which are generally in good order throughout, present a unit suitable for office/retail use with a suspended ceiling and LED lighting.

There is a small kitchen/tea prep and W.C to the rear.

ACCOMMODATION

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

36.70 sq m (395 sq ft).

RENT

Offers over £8,000 per annum are sought to grant a new lease on full repairing and insuring terms (FRI).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5,500 effective 1st April 2023. 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 F.

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 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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