



**ALLIED
SURVEYORS
SCOTLAND**

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www.alliedsurveyorsscotland.com



TO LET

4 Craiglockhart Road North, Edinburgh, EH14 1BU

- ✔ Attractive retail premises with a large single frontage
 - ✔ Large usable basement
 - ✔ Qualifies for 100% rates relief
- ✔ Approximately NIA of 65.60 sq m (706 sq ft)
- ✔ Rental offers over £13,000 per annum

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



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LOCATION

Craiglockhart Road North lies just off Colinton Road and is approximately 3.2 miles south-west of Edinburgh city. It is situated within Craiglockhart which is a desirable and sought-after residential district.

The property is located on the corner of Craiglockhart Road North and benefits from high levels of footfall being situated within the only retail parade in this area. Regular bus services are available nearby the property.

Parking is available outside the premises and on surrounding streets.

Nearby occupiers include: Craiglockhart Pharmacy, Craiglockhart Post Office, GB Tailoring Ltd, Craiglockhart Dental Practice, Good World Chinese Takeaway, Margiotta and the Craiglockhart Leisure and Tennis Centre.

DESCRIPTION

The subject property comprises a retail unit over ground and basement set within a two-storey building with residential above.

The ground floor benefits from a large window display and provides a spacious open plan area to the front. The rear area provides a storage space, kitchen and WC.

The basement is accessed via a staircase and can be utilized for additional storage.

ACCOMMODATION

According to our recent measurement survey the subject comprise the following approximate net internal area:

65.60 sq m (706 sq ft)

RENT

Our client is seeking offers over £13,000 per annum to grant a new lease.

LEASE TERMS

The subjects are made available on the basis of a new full repairing and insuring (FRI) lease for a term to be negotiated.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £9,200 effective from 1st April 2023. The uniform business rate for the current year is 49.8 pence in the pound.

Occupiers may be eligible for 100% 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

We understand the property is served by mains water and electricity.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating is at D.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

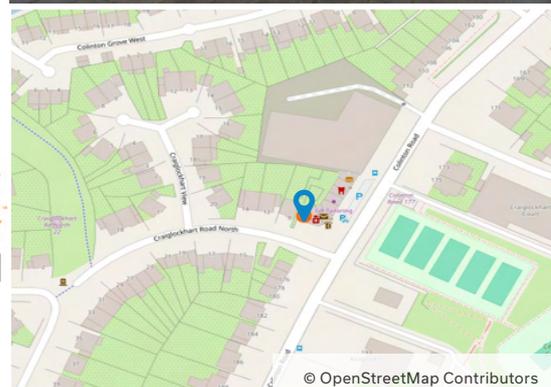
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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.



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VIEWING AND FURTHER INFORMATION

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

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