



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 www.alliedsurveyorsscotland.com



RETAIL/OFFICE PREMISES TO LET/MAY SELL

248 Queensferry Road, Blackhall, Edinburgh, EH4 2BP

- ✔ End of terrace retail/office premises in Edinburgh's affluent Blackhall district
- ✔ Immaculately presented property with strong roadside frontage
 - ✔ Qualifies for 100% rates relief
- ✔ Suitable for a variety of Class 1A uses
- ✔ Extends to an approximate net internal area of 31.21 sq m (336 sq ft)

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



ALLIED SURVEYORS SCOTLAND

Tel. 0131 357 4455 @AlliedEdinburgh
www.alliedsurveyorsscotland.com

LOCATION

The subjects are located in the Blackhall area of Edinburgh approximately 2.5 miles west of the city centre.

The property is situated on the north side of Queensferry Road, a principal route in and out of the city centre, just before it connects with Hillview. It forms part of a terrace of commercial units with residential flats above.

The location provides excellent amenities with a variety of cafes and local traders adjacent to the property whilst Craigmile Retail Park is only a short distance away.

Nearby occupiers include: Lionz Barbers, Discovery Chiropractic, Sky Garden and Scottish Grocers Federation.

DESCRIPTION

The subjects comprise an end of terrace retail unit, also suitable for office use, arranged over ground floor of a three-storey tenement.

The property benefits from a large, glazed frontage with a timber surround. Internally, the unit provide immaculately presented open plan space with laminate floor covering, LED lighting and plenty of wall storage. The property has an additional door located on the west elevation to allow for easy delivery.

To the rear of the unit is a modern kitchen and single WC.

ACCOMMODATION

According to our recent measurement survey the approximate net internal area of the subjects is:

31.21 sq m (336 sq ft)

RENT

Our client is seeking rental offers over £13,500 per annum.

PRICE

An outright sale will be considered with a price provided on application to interested parties.

UTILITIES

The property is served by mains electricity and water

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects has a Rateable Value of £5,800 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

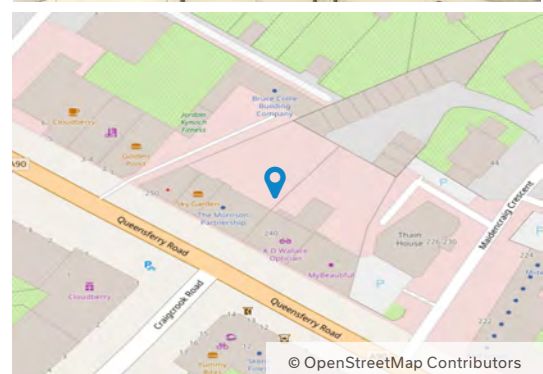
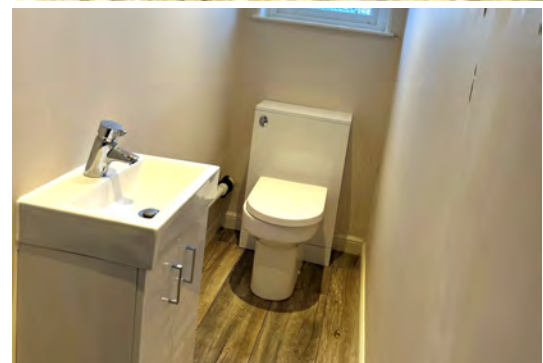
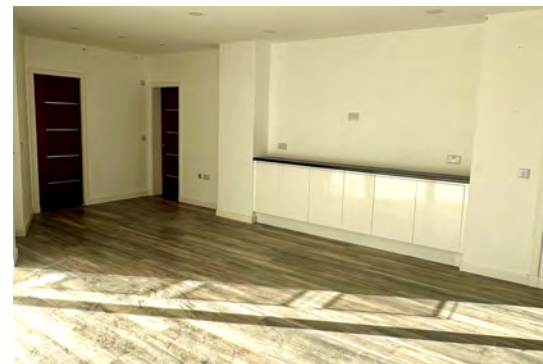
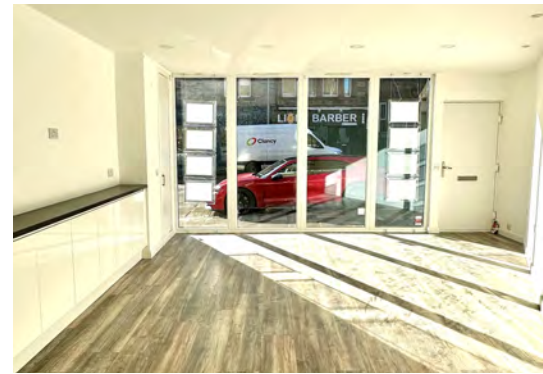
Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is currently pending.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any Land and Building Transaction Tax (LBTT) and Registration Dues.



VIEWING AND FURTHER INFORMATION

By contacting either of the sole letting agents: Allied Surveyors Scotland Ltd.

Iain W. Mercer BA, AssocRICS | 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska Bsc (Hons), MRICS | 0131 357 4455 | 07511 499 420

bernadetta.majewska@alliedsurveyorsscotland.com



© OpenStreetMap Contributors