

GROUND FLOOR CLASS 4 PREMISES

- > LOCATED IN THE BONNINGTON DISTRICT OF EDINBURGH
- > SITUATED IN EXTENSIVE RESIDENTIAL DEVELOPMENT
- > **OFFERS OVER £130,000**
- > PREMISES EXTENDS TO 61.12 SQM (658 SQFT)
- > VAT FREE FREEHOLD OPPORTUNITY
- > SELF-CONTAINED WITH MAIN DOOR ENTRANCE
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > BENEFITS FROM SMALL BUSINESS RATES RELIEF
- > REFURBISHED TO HIGH STANDARD THROUGHOUT
- > DDA COMPLIANT



FOR SALE

11 TINTO PLACE, EDINBURGH, EH6 5GD

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk



LOCATION

The subjects are located on the north side of Tinto Place between the junctions of Bonnington Road Lane to the east and Ashley Place to the west.

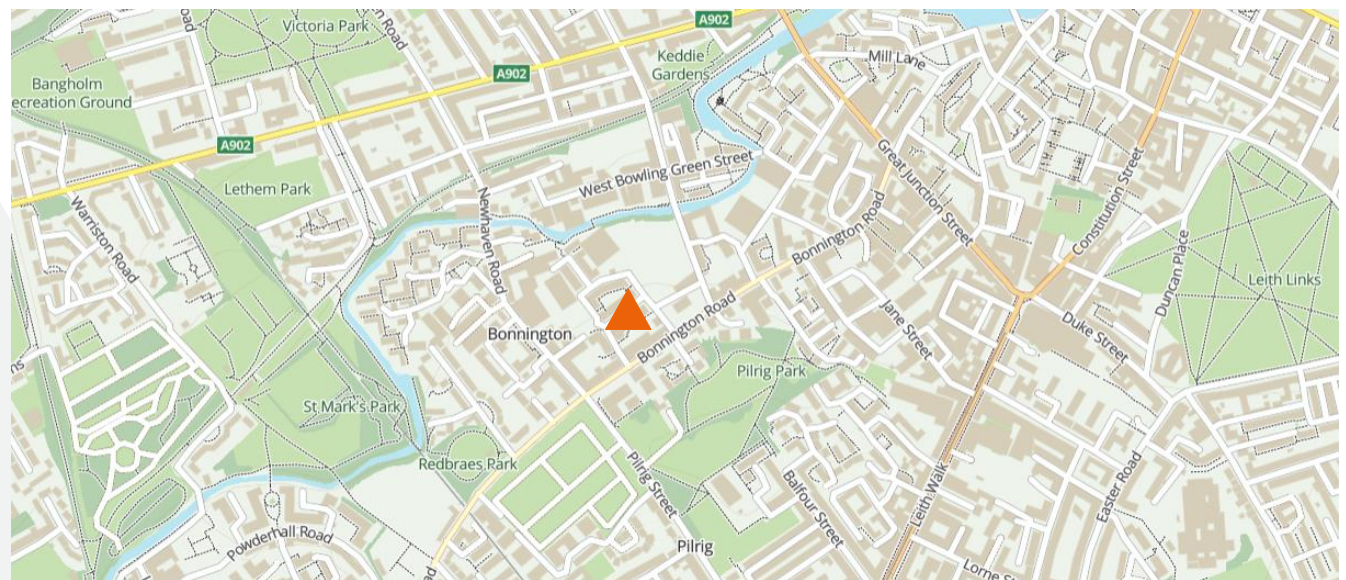
The premises is located within the heart of the Bonnington district of Edinburgh & approximately 3 miles north east to the city centre. The subject is easily accessible via car and public transport and is well positioned within an extensive and upcoming residential area. The Water of Leith is within walking distance to Leith's Shore as well as Cannonmills/New town.

Nearby commercial occupiers include Web 3D Studio Ltd, The Bonnington Pub and Edinburgh Bathroom Company.

DESCRIPTION

The premises comprises a modern, self-contained Class 4 unit arranged over the ground floor of a 4 storey, new build residential & commercial development.

Internally the accommodation contains an open plan premises with disabled W.C. facilities and tea preparation installed to the rear. The premises benefits from attractive UPVC double glazed French doors to the front and rear of the premises allowing for an abundance of natural daylight. The property has been fitted out to an extremely high standard throughout.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

| ACCOMMODATION | SqM | SqFt |
|---------------|--------------|------------|
| Ground Floor | 61.12 | 658 |
| | | |
| TOTAL | 61.12 | 658 |

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £6,400 which will allow for 100% rates relief subject to the owners/tenants other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

VAT

The property is not VAT elected therefore VAT is not payable on the price.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

PRICE

The subjects are being offered on a vacant freehold basis at offers over £130,000.



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