

CLASS 3 PREMISES

- > LOCATED IN THE SOUGHT-AFTER POLWARTH DISTRICT OF EDINBURGH
- > OFFERS OVER £17,000 PER ANNUM
- > PREMISES EXTENDS TO 62.71 SQM/ 675 SQFT
- > ARRANGED OVER GROUND & BASEMENT FLOORS
- > QUALIFIES FOR 100% RATES RELIEF
- > RARELY AVAILABLE LEASEHOLD OPPORTUNITY IN DESIRABLE LOCATION
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY PLANNING CONSENT



TO LET

16 POLWARTH GARDENS, EDINBURGH, EH11 1LW

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LOCATION

The subjects are prominently positioned on the south side of Polwarth Gardens directly opposite the Polwarth Crescent roundabout. The premises is situated approximately 1 mile southwest of the city centre within the popular Polwarth district of Edinburgh, a vibrant suburb comprising a mix of students, young professionals & families. Polwarth Gardens represents a busy thoroughfare carrying large volumes of pedestrian & vehicular trade in and out of the city centre.

Nearby occupiers include Polwarth Pharmacy, Margiotta, Suds R Us & Black’s Barbering.

DESCRIPTION

The subjects comprise a hot food takeaway premises arranged over the ground & basement floors of a four storey mid terraced tenement. The premises benefits from a traditional timber frontage with attractive glazing, providing excellent natural daylight and great exposure onto the busy thoroughfare. Internally, the ground floor comprises a seating & serving area, fully fitted kitchen to the rear & W.C facilities. The basement benefits from full head height & is used as a staff room & storage accommodation. There is an additional W.C at this level. The premises currently has hot food takeaway consent but would also be suitable for a variety of retail, café or professional services uses.

LEASE TERMS

The subjects are offered on a full repairing an insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £17,000 per annum.



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

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234
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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	42.92	462
Basement	19.79	213
TOTAL	62.71	675

The areas above have been calculated on a Gross 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 £9,800 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 4 months of the beginning of the tenancy.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

Released on application.

LEGAL COSTS

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

ANTI MONEY LAUNDERING REGULATIONS

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 the transaction can proceed.



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