

DM HALL

Short Term
Let

Class 1A unit



48 Longstone Road
Edinburgh
EH14 2BH

27.68 SQ M
298 SQ FT

Property Details

- Prominent position with high levels of passing traffic
- NIA - 27.68 SQ M (298 SQ FT)
- Qualifies for 100% small business bonus scheme rates relief
- Rental offers over £5000 per annum (excl of VAT)

LOCATION:

Longstone is a district located in the southwest of Edinburgh, Scotland. Primarily a residential area with a mix of housing types, including traditional tenements, modern flats, and some detached houses. The area is known for its proximity to amenities such as shops, schools, and parks. Longstone is well-connected to the city centre by both bus and tram routes. More Specifically, the subjects lie on Longstone road which leads directly to Calder Road which, thereafter, directly links to the M8 motorway connecting Edinburgh to Glasgow.

Exact location can be seen on the appended plans.

DESCRIPTION:

The subjects comprise of a semidetached, brick built, retail unit under a flat roof surmounted with what's presumed to be bitumen felt. Internally, the subjects benefit from a main room with ancillary space located to one side. The property contains a small tea prep area and W.C.

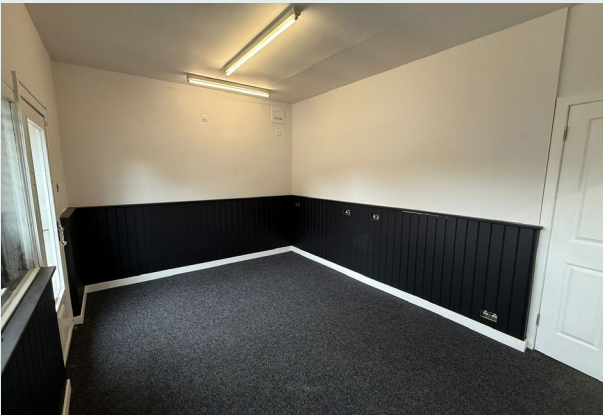
ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
GF	Retail	27.68	298

TENURE:

The subjects are available of a Full Repairing and Insuring Lease for an initial term of 1 year.



Property Details

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

PROPOSAL:

Our clients are seeking rents in the order of offers over £5,000 per annum.

LEGAL COSTS:

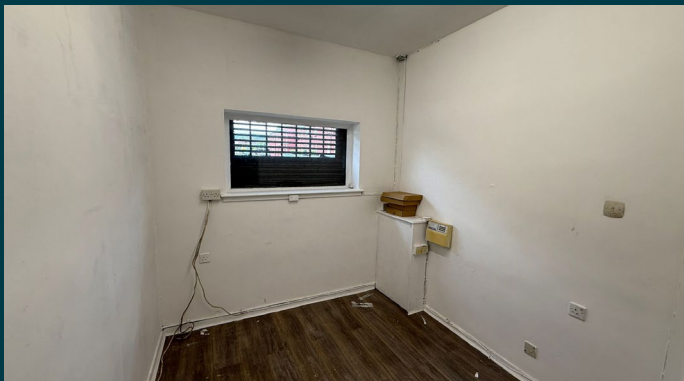
Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

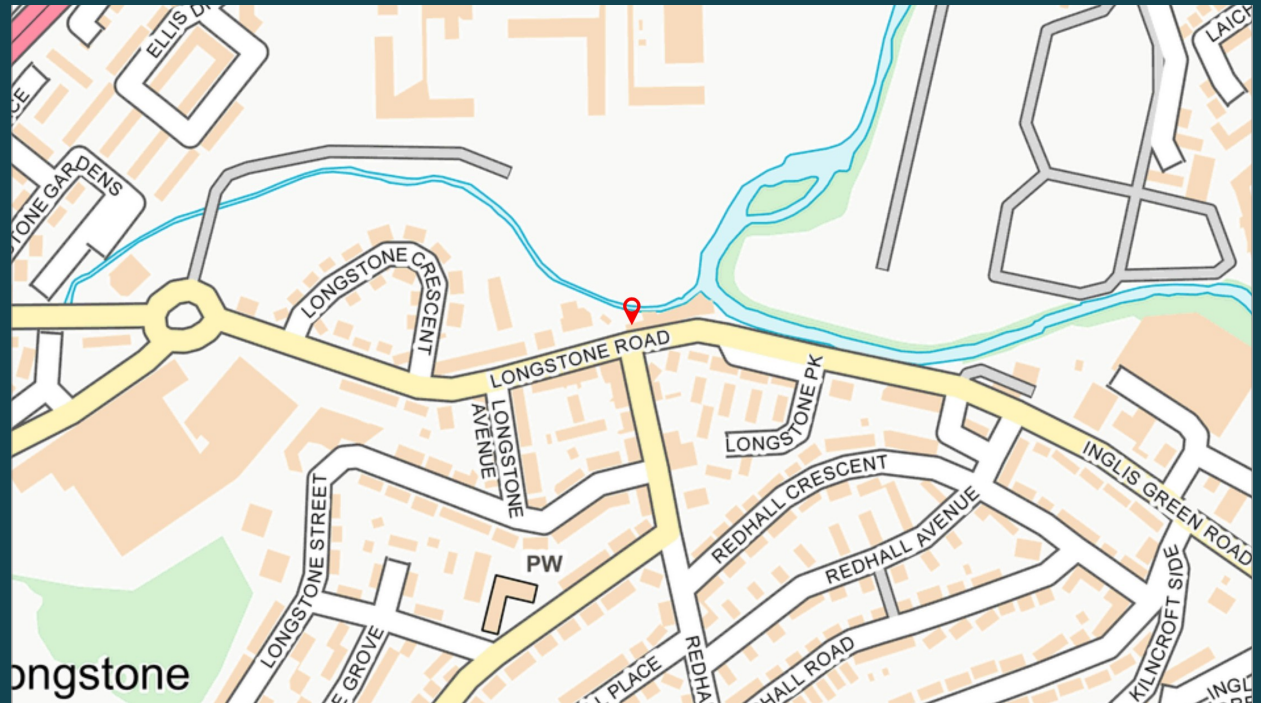
Strictly by contacting the sole letting agents:-



DM HALL



Regulated by
RICS



Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MSc

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17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

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