

DM HALL

To Let

Class 1A Premises

26 Bridge Road,
Colinton,
Edinburgh,
EH13 0LQ

49.97 SQ M
538 SQ FT



Property Details

- Located in desirable Edinburgh district
- Suitable for a variety of Class 1A uses
- Benefits from full height display window
- Occupiers may benefit from 100% rates relief (subject to conditions)
- Rental offers over £12,500 per annum are invited (Exc. of VAT)

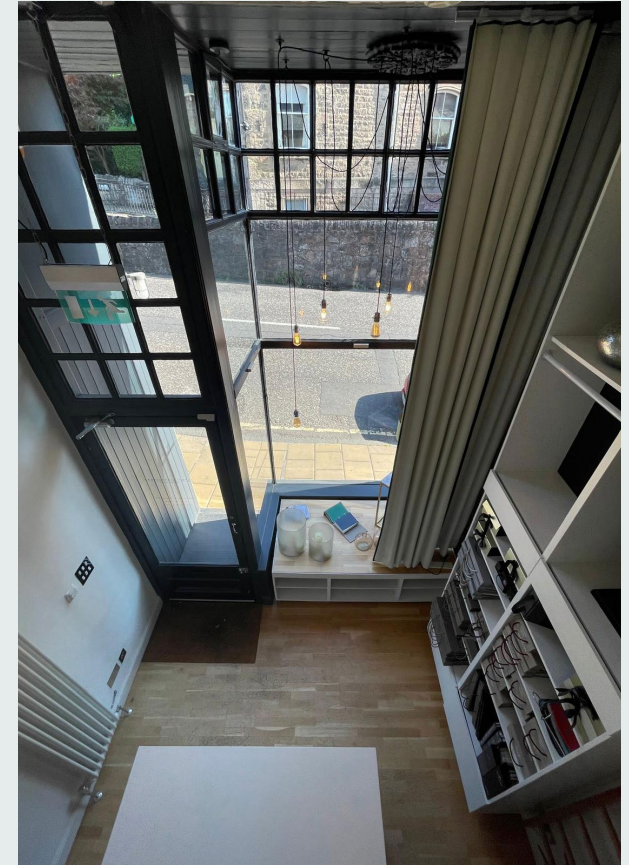
LOCATION:

The subjects occupy a prominent position on Bridge Road in the heart of Colinton Village, a desirable suburb, approximately 3.5 miles south-west of Edinburgh city centre. Colinton is known for its attractive period architecture, village atmosphere and strong community, with a range of independent shops, cafés, and local amenities nearby.

The area benefits from excellent transport links, with regular bus services to the city centre and easy access to the Edinburgh City Bypass. Scenic walking and cycling routes along the Water of Leith Walkway, Colinton Tunnel and Spylaw Park are all within a short distance.

Neighbouring occupiers include a range of local and national businesses such as Osteria Dei Sapor restaurant, Co-op, The Colinton Inn and Porteous funeral directors.

Exact location can be seen on the appended plans.



Property Details

DESCRIPTION:

The subjects comprise a mid-terraced Class 1A premises of stone construction, surmounted by a flat roof with rubber membrane covering. Access is taken directly from Bridge Road via a recessed pedestrian doorway, positioned alongside a full-height glazed frontage.

The accommodation is arranged over split levels, including basement, ground floor, first floor and mezzanine. W/C facilities and a kitchenette are located at basement level, accessed via a spiral staircase.

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:

Accommodation	sq m	sq ft
Basement	11.60	125
Ground	18.64	201
First	10.67	115
Mezzanine	9.06	98
Total	49.97	538

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The property has a rating of B.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website the subjects are noted to have a Rateable Value of £8,200 per annum.

100% rates relief via the Small Business Bonus Scheme may be applicable.



Property Details

SERVICES:

The subjects benefit from gas, electric mains water and drainage.

LEASE TERMS:

Our clients are seeking rental offers over £12,500 (Exc. of VAT)

LEGAL COSTS:

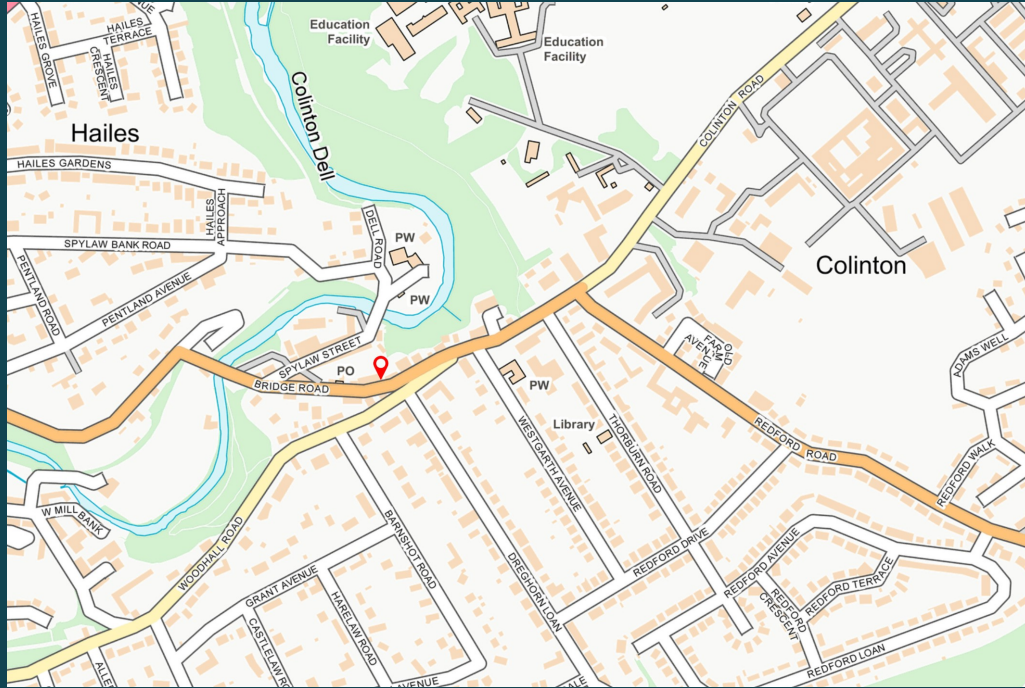
Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which we have been informed isn't chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



Make an enquiry

Harry Pattullo MSc

Ian Davidson MRICS

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

edinburghagency@dmhall.co.uk

DM HALL



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RICS

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