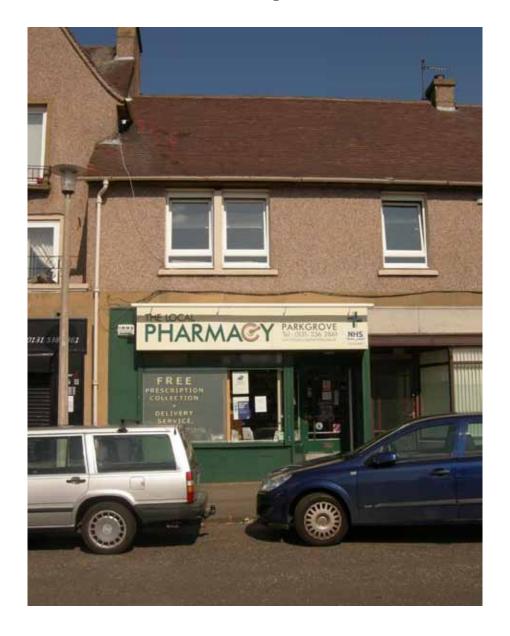


DUE TO RELOCATION RETAIL UNIT FOR SALE/TO LET



31 PARKGROVE STREET EDINBURGH EH4 7NT

12 Melville Street Edinburgh EH3 7NS Tel: 0131 243 7288 Mobile: 07801 852225



LOCATION

The subjects are located on the east side of Parkgrove Street in the Clermiston area of Edinburgh, only a short distance to the south of Queensferry Road [A.90] approximately 3 miles to the west of the city centre.

DESCRIPTION

The premises comprise a small retail unit forming part of a local shopping parade serving the surrounding residential community. Other neighbouring occupiers include Clermiston Primary School, The Barnton Dental Spa & Practice, Freestyle Hair, Max News Xtra etc.

Note: The subjects could also suit conversion to residential, subject to obtaining planning consent.

ACCOMMODATION

The premises provide the following approximate areas:-

Total	55.1 sqm	593 sqft
Ancilliary	5.0 sqm	54 sqft
Rear Shop	19.6 sqm	211 sqft
Front Shop	30.5 sqm	328 sqft
Net Frontage	4.9m	16ft

LEASE/SALE

The premises are available on the basis of a new FRI lease or alternatively our clients will consider a sale of their heritable interest.

RENT/PRICE

On application.

RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £4.200

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any SDLT, registration dues and vat applicable.

ENQUIRIES

Viewing and further information can be obtained by contacting the sole agent:



Jack Campbell

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