

# **DUE TO RELOCATION RETAIL UNIT FOR SALE/TO LET**



**31 PARKGROVE STREET  
EDINBURGH EH4 7NT**



## 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:-

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

## 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

JH Campbell  
12 Melville Street  
Edinburgh EH3 7NS

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