

# NEWLY REFURBISHED UNIT LEASE DISPOSAL 113-115 NEWINGTON ROAD EDINBURGH EH9 1QW

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consultancy

Chartered Surveyors & Commercial Property Consultants

## LOCATION

The subjects occupy a prominent corner position on the east side of Newington Road immediately at its junction with Salisbury Place, in an area predominately of private trades, but also close to **Costcutter**, **Santander** and **Pizza Hut**.

## DESCRIPTION

The premises comprise a ground and basement retail unit contained predominately within a single storey building under a flat and felted roof.

Servicing is via two doors fronting on to Salisbury Road.

## ACCOMMODATION

We estimate the property has the following approximate areas and dimensions:

ACCOMMODATION	METRIC	IMPERIAL
Frontage	7.62 m	25 ft
Shop Depth	12.11 m	39 ft 9 in
Retail Sales Area	108.97 m <sup>2</sup>	1,173 ft <sup>2</sup>
Rear Storage Area	48.03 m <sup>2</sup>	517 ft <sup>2</sup>
Basement	85.93 m <sup>2</sup>	926 ft <sup>2</sup>
Toilet accommodation is provided at ground floor and basement level.		

## LEASE DETAILS

The subjects are held on a full repairing and insuring lease expiring 31st July 2021 at a passing rental of £21,400 per annum which is subject to outstanding rent reviews as at 1st August 2011 and 2016.

## EPC

EPC Rating = D

A copy of the EPC and Recommendation Report can be provided upon request.



## RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:

RATEABLE VALUE	£22,700
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CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any stamp duty, registration dues and Land & Buildings Transaction Tax (LBTT) incurred thereon.

## VAT

All prices, rents and premiums quoted are exclusive of VAT at the current rate.

## VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

### Contact:

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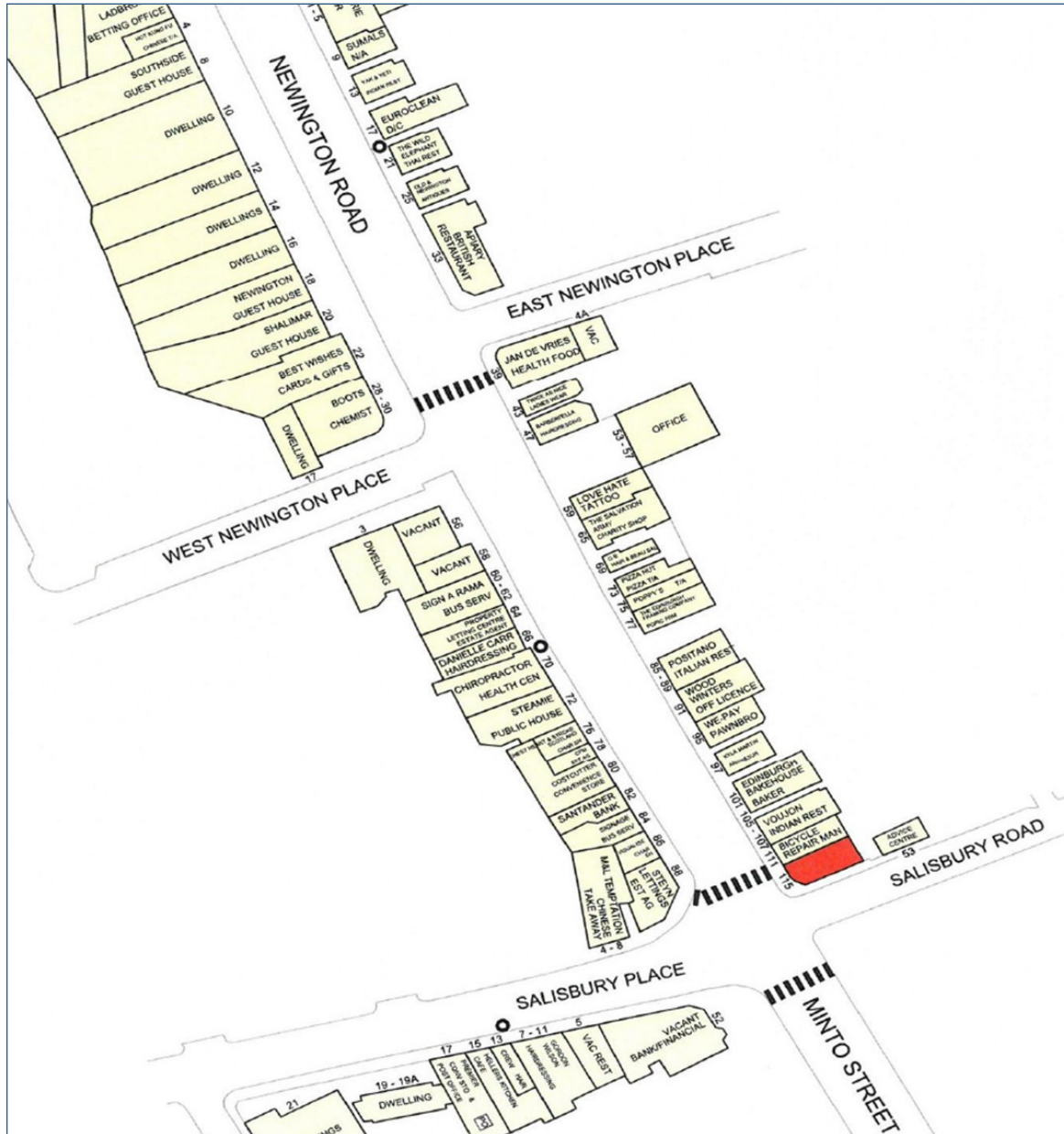
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# FOR SALE – LEASE DISPOSAL 113-115 NEWINGTON ROAD EDINBURGH EH9 1QW

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