

LEASE DISPOSAL

40/42 PIERSFIELD TERRACE

PORTOBELLO ROAD

EDINBURGH EH8 7BJ

LOCATION

The unit is situated on the south side of Piersfield Terrace, immediately at its junction with North Field Broadway and lies on one of the main arterial routes to and from Edinburgh city centre.

The subjects are in close proximity to Morrisons (64,000 sq ft) and opposite Machine Mart.

DESCRIPTION

The subjects comprise a self-contained single storey building under a flat roof and enjoys car parking facilities to the front for approximately 20 vehicles.

ACCOMMODATION

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

ACCOMMODATION	METRIC	IMPERIAL
Gross Internal Area	821.35 m ²	8,841 ft ²
Side loading is available. Toilet accommodation is provided within the subjects.		

LEASE DETAILS

The premises are currently held on a FRI Lease until 31st July 2073 incorporating rent reviews at 1st August 2023 and 7 yearly intervals.

EPC

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

RENT

Passing rent is £72,850 per annum.

RATES

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

RATEABLE VALUE £82,000

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 current rate.

VIEWING

As **STAFF ARE UNAWARE** all arrangements to view the premises are **STRICTLY** by prior arrangement through CPC

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Chartered Surveyors & Commercial Property Consultants



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