

# CLASS 2 CONSENT LEASE AVAILABLE EDINBURGH, 30 London Road

## RETAIL / OFFICE UNIT



### Key Features

- Affluent residential location
- Located on a main arterial route
- Pay and display parking

### Viewing

By appointment via sole agents in this office:

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### CBRE Limited

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### Location

The premises are located approximately 1.5 miles north east of Edinburgh City Centre in the Meadowbank area of Edinburgh on the periphery of the city centre. London Road is a continuation of the A1 which is one of the arterial routes into the city centre.

The premises are located within a neighbourhood retail parade with a mix of national and independent occupiers. Meadowbank retail park is within close proximity. The street benefits from pay and display road side parking. Nearby occupiers include Scotbet, Eastside Bikes, Artisan Bar & Lounge, London Road Express Convenience Store, The Art Mart & Amber Arts.

### Description

The premises comprise a self-contained retail unit over ground and basement floors. The subjects extend to the following approximate net internal areas:

### Accommodation

Ground Floor	1,022 sq ft	94.94 sqm
Basement	370 sq ft	34.43 sqm

### Rent

Rental offers in excess of £16,000 per annum exclusive are invited on a sublease basis.

### Lease Terms

The premises are held on a FRI lease due for expiry on 24<sup>th</sup> December 2020.

Offers are invited for our client's leasehold interest in the premises. Incentives are available subject to status for a lease assignment.

### Planning

We have been advised by the Local Planning Authority that the subjects currently benefit from Class 2 consent and can therefore be used for either retail or office use. Interested parties are advised to speak directly to the Local Planning Authority.

### Rates

We are verbally advised by the local Assessor's department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£13,400
Commercial Rate Poundage	£0.49

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(exclusive of water and sewerage rates)

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The purchaser will be responsible for any Land and Building Transaction Tax, Registration Dues and any VAT incurred thereon

## Location Map



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