DM HALL

To Let

Garage / Office

66 Old Burdiehouse Road, Edinburgh, EH17 8BL

152.69 sq m
(1,643.54 sq ft)

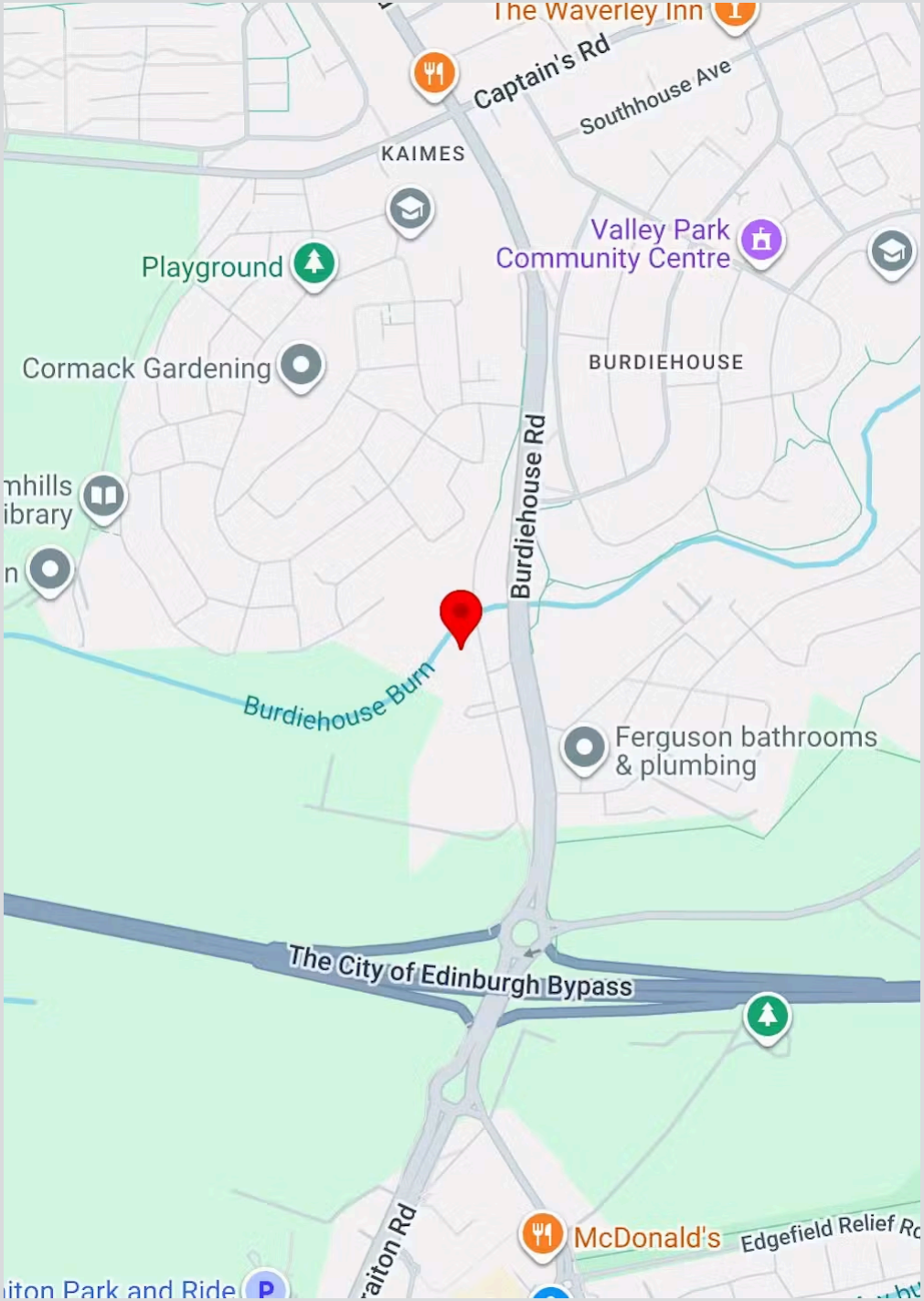
- Rare opportunity with garage consent
- Located in close proximity to Straiton Retail Park
- Large surfaced / secure yard with circa 25 spaces
- Separate office area available
- Offers over £37,500 per annum (exc. VAT)

LOCATION

The subjects are situated on Old Burdiehouse Road, located in the Burdiehouse area in the south of Edinburgh. The property benefits from good accessibility to the wider Edinburgh road network, with Straiton Retail Park and the City Bypass (A720) situated in close proximity, providing easy access to all parts of the city and beyond. Lothian Bus routes provide regular services along the corridor, connecting the area to Edinburgh city centre and the wider suburban network.

The subjects are located approximately 5 miles south of Edinburgh city centre, within an established area that benefits from a mix of residential housing and local commercial uses. The property itself comprises a car garage premises, yard and office space.

More specifically, the A720 City Bypass provides direct connectivity to the M8, M9 and the wider central Scotland motorway network, making the location particularly attractive for occupiers with distribution or transport requirements. Straiton Retail Park, one of Edinburgh's busiest out-of-town retail destinations, sits in close proximity and generates considerable levels of passing vehicular trade along the corridor.



DESCRIPTION

The subjects comprise a brick constructed, semi-detached car garage, surmounted by an flat roof. The premises is accessed via a timber pedestrian access door to the front, leading into the mechanical workshop. Further access is achieved via 2. car loading doors (3.12m high). The recently refurbished office section is also of brick construction, incorporating a black external cladding, with access being achieved via aluminium frame pedestrian access doors.

Internally, the car garage is arranged to provide a purpose-built mechanical workshop, including rear storage and communal WCs. The workshop includes 2. repair pits, ready for use, with 6. dedicated external car spaces directly to the front. Lighting is achieved via fluorescent strip lights throughout the garage, with lighting to the office area being afforded via LED spotlights.

The site benefits from a large, secure recently resurfaced tarmacadam yard, incorporating a further circa 25 car parking spaces, suitable for a variety of uses, potentially including car sales.

The property as a whole presents as a well-appointed and fully operational motor trade premises, offering an incoming occupier the rare opportunity to acquire a ready-to-trade facility with minimal capital expenditure required. The combination of a functional workshop, refurbished office accommodation and substantial on-site parking provision makes the subjects particularly well suited to a range of automotive related uses, including mechanical servicing and repair, MOT testing and car sales operations, subject to any necessary consents.

FLOOR AREA

The accommodation comprises the following areas:

Description	sq ft	sq m
Office	197.73	18.37
Work Shop	1,445.81	134.32
Total	**1,643.54**	**152.69**

SERVICES:

We have been informed the subjects benefit from mains electricity, water and sewage.

LEASE TERMS:

We are seeking offers over £37,500 per annum (exc. VAT) on a new full repairing and insuring lease for a term to be agreed

PROPOSAL:

All proposals to lease should be sent directly to the sole marketing agents

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

Rateable Value: n/a

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS

Make an enquiry

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PROPERTY REF: ESA3911

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