DM HALL

For Sale

Retail Premises

33 Moredun Park Road, Edinburgh EH17 7ES

799.97 sq ft
(74.32 sq m)

- Class 1A premises available to purchase
- Located within high footfall retail parade
- Well-maintained as a former beauty salon
- Suitable for a variety of uses (STP)
- High levels of on street parking
- VAT Exempt purchase
- Offers over £150,000 to purchase

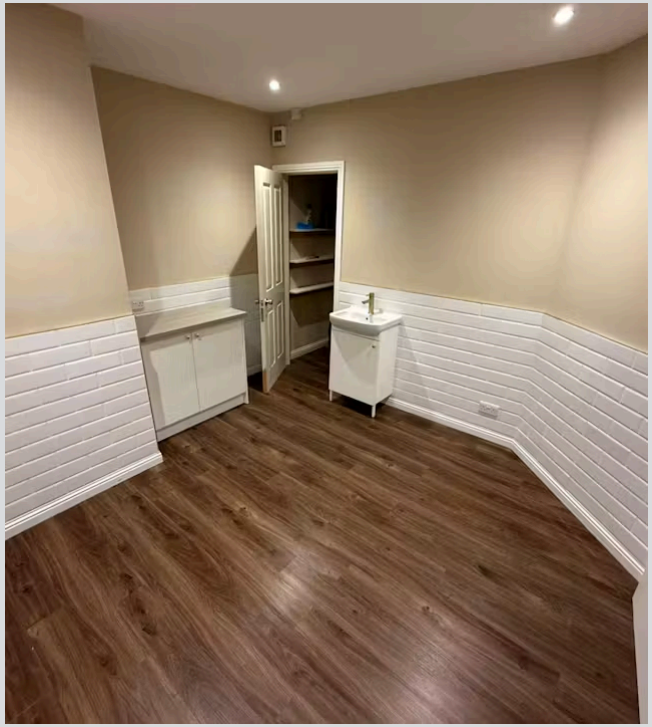
LOCATION

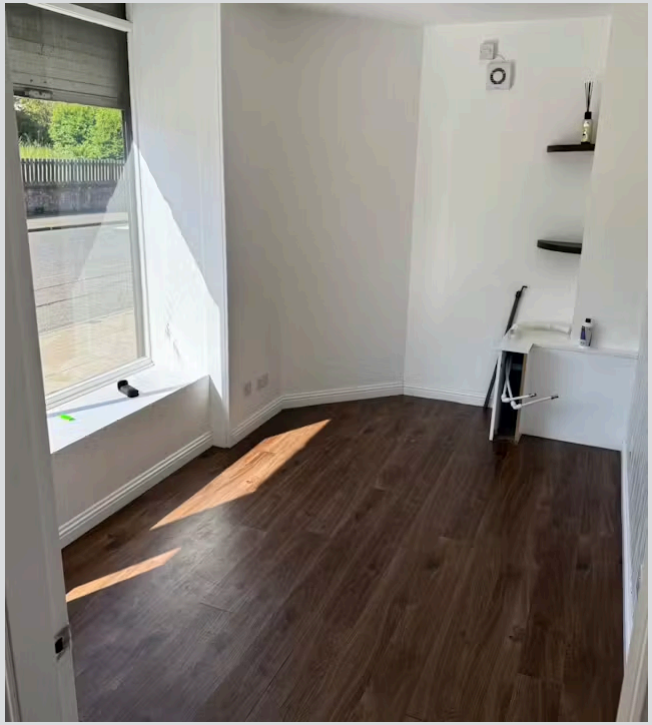
Moredun Park Road is situated approximately 4 miles to the south-east of Edinburgh city centre within the well-established suburb of Moredun. The area is predominantly residential in nature, benefiting from a strong local catchment together with excellent transport links to Edinburgh city centre and the wider road network via the nearby Edinburgh City Bypass (A720).

More specifically, the subjects at 33 Moredun Park Road occupy a prominent position on the western side of Moredun Park Road. The surrounding area comprises a mix of residential housing and neighbourhood commercial occupiers, with a variety of local amenities located within easy walking distance.

The location is well served by regular public transport services, with numerous bus routes operating along Moredun Park Road and the surrounding road network, providing convenient access to Edinburgh city centre and surrounding districts.

Nearby occupiers include Lindsay & Gilmour Pharmacy, Keystore and Herbie Bakery.





DESCRIPTION

The subjects comprise a stone/block constructed, semi-detached ground floor retail premises, with residential dwellings occupying the upper floors - all surmounted by a pitched and assumed tiled roof.

Access is achieved via a recessed, timber framed pedestrian access door, set within a large, glazed frontage affording high levels of natural light. A rear door was present, leading into an assumed garden area.

The subjects internally are arranged to provide various purpose-built beauty rooms, with ancillary storage and 2no. WC's, all at ground floor level. The property has been well-maintained, limiting the requirement for refurbishment for a variety of different uses.

The premises benefits from mains electricity and gas services. Lighting is achieved via ceiling mounted LED spotlights throughout, and heating is serviced via gas central heating.

FLOOR AREA

The property has been measured on a net internal basis, in accordance with RICS Code of Measuring Practice - 6th Edition:

Description	sq ft	sq m
Retail Unit	800	74.32
Total	**800**	**74.32**

PRICE

Offers over £150,000 are sought to purchase the outright heritable interest of the subjects.

VAT

All prices quoted are exclusive of VAT which we have been advised is not chargeable.

EPC

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

LEGAL COSTS

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

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,000, meaning any ingoing occupier should benefit from 100% rates relief under the Small Business Bonus Scheme. Information on business rates can be found: Valuation — Scottish Assessors

VIEWING & FURTHER INFORMATION

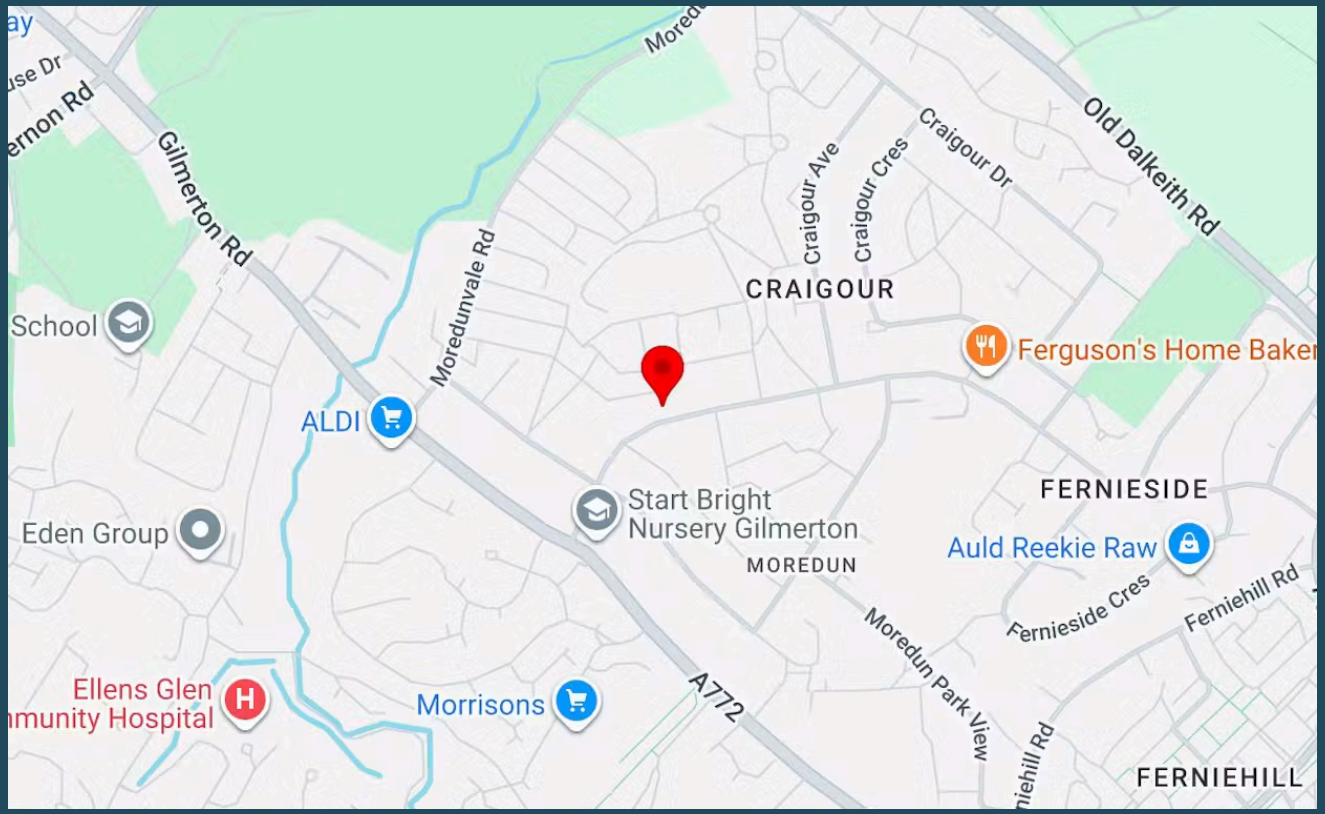
Strictly by contacting the sole agents.

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: ESA3937

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