



Glen & Co
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TO LET – LOCK UP RETAIL PREMISES
175 PIERSFIELD TERRACE, PIERSHILL,
EDINBURGH, EH8 7BR

Ground Floor 65.33 sq m (703 sq ft)
Rent: £10,000 per annum, no VAT payable

TO LET

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Location

Piershill is an Edinburgh suburb that sits halfway between Meadowbank and Portobello, approximately two miles east of the city centre.

Piersfield Terrace is the main arterial routethrough the district and notable occupiers in the area include a Morrisons supermarket, Farmer Autocare and a Machine Mart depot.

The subjects themselves sit on the north side of Piersfield Terrace, opposite its junction with Nrthfield Broadway in a short terrace of shops with Nuchem Pharmacy on one side and aCo-op Funeral Directors on the other.

For an interactive Google Streetview of the location [CLICK HERE](#)

Description

The premises comprise a ground floor lock up shop within a traditional sandstone tenement building. There is a traditional timber frontage with double display windows.

Internally the unit has an open plan front sales area together with a fitted ambulant disabled toilet to the rear and an additional staffroom and wc compartment.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th edition), we estimate the premises to extend to the following approximate floor areas:

Ground Floor Net Internal Area:	65.33 sq m (703 sq ft)
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Rating

From enquiries made at saa.gov.uk, the premises are entered on the current Valuation Roll as follows:

SHOP - NAV/RV - £10,200

With the RV set at this level, qualifying occupiers should be able to apply for the Small Business Bonus Scheme that provides 100% relief on Rates payments, reducing the annual bill to £0.

Energy Performance Certificate

The property has an EPC rating of E.

Planning

While the property has long been used as a Licensed Bookmakers Office and therefore has a sui generis Planning Consent change of use to Class 1a (shops, financial, professional and other high-street services) is allowed as permitted development.

VAT

We understand the property has not been elected for VAT and VAT will therefore not be charged on rent and other outgoings.

Terms

Our clients hold the premises on a full repairing lease that expires at June 2028. The current rent payable is £10,000 per annum.

Our clients seek to assign their interest or sublet on a coterminous basis.

Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting the costs of any Land and Buildings Transaction Tax and Registration Dues that may be payable.

Entry

Immediately available on conclusion of missives.

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

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