

INDUSTRIAL / TRADE PREMISES

254-256 CAUSEWAYSIDE
EDINBURGH
EH9 1UU

881 sq m (9,480 sq ft)

Close to Edinburgh City Centre

Popular Newington location near
The Meadows

Low Rateable Value with potential
for 100% Fresh Start Relief

AVAILABLE IMMEDIATELY



LOCATION

The subject premises are located approximately 2 miles south of Edinburgh City Centre within the Newington area of the city. The premises are located off Causewayside which in turn runs parallel to Newington Road, Minto Street and Mayfield Gardens, and acts as one of the main arterial routes into the city.

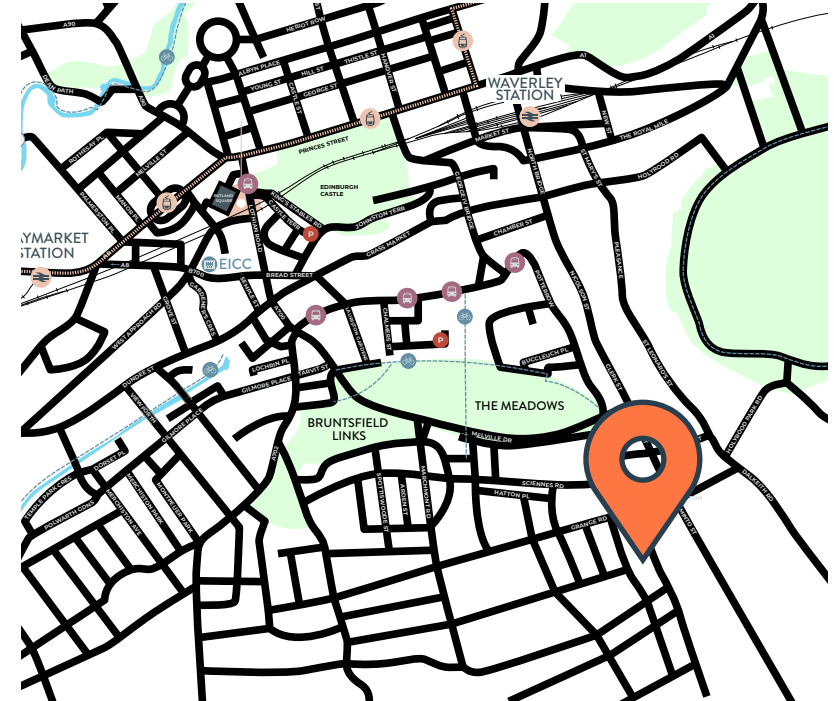
The surrounding area enjoys a wide range of local amenities to include retail, bar/restaurants, offices, light industrial and residential. The main commercial occupiers within close proximity include Tesco, National Library of Scotland, Majestic Wine and Jewson Ltd.

DESCRIPTION

The premises comprise an industrial/business unit of steel frame construction rendered externally under a pitched and corrugated sheet roof. Internally, the premises are arranged to provide open industrial accommodation with a minimum eaves height of 4 meters along with WC facilities.

The property benefits from ample natural daylight via translucent roof panels, office accommodation, gas supply, 3 phase power, kitchen and male / female WC facilities.

Externally, there is ample car parking for deliveries, staff and visitors.



The Meadows

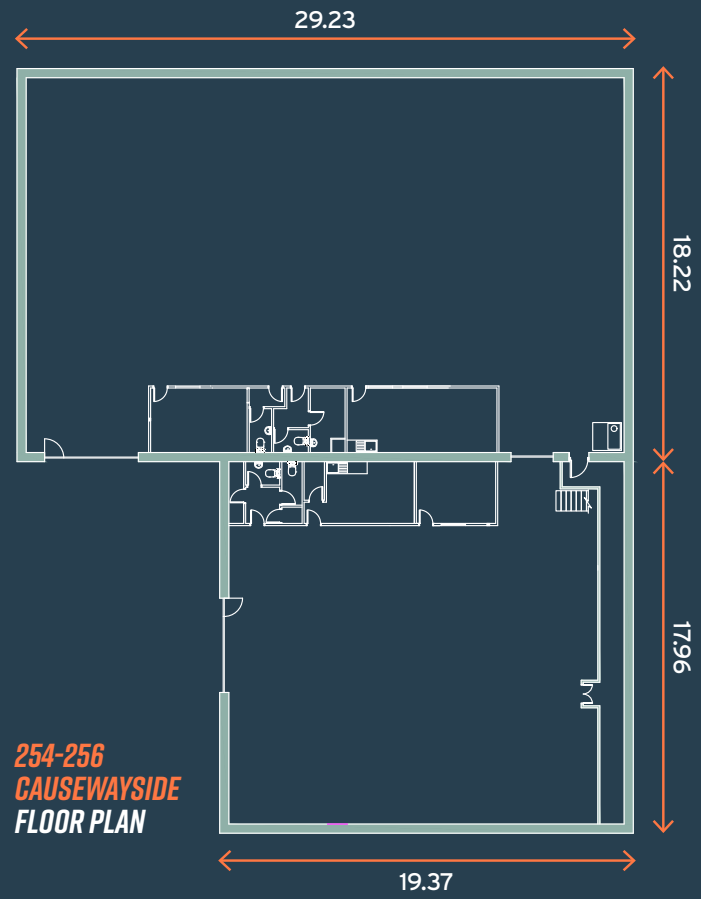
Arthur's Seat

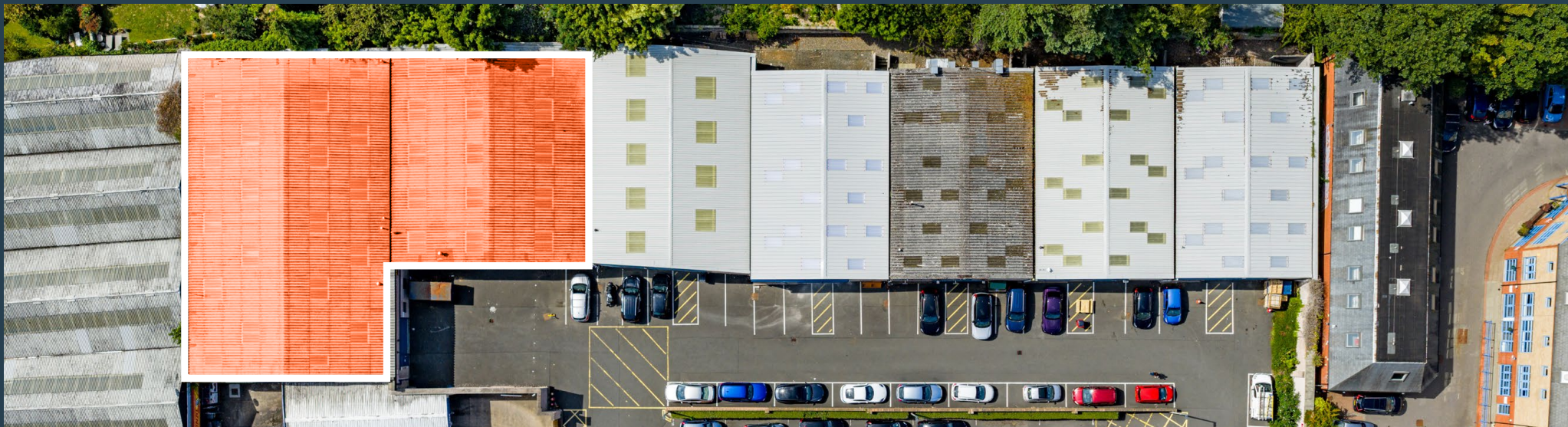
Causewayside

BP Petrol Station

Drive Times

Waverley Station	8 min
Haymarket Station	12 min
Edinburgh City Centre	1 mile
City of Edinburgh Bypass	3.5 miles





ACCOMMODATION

The property has been measured in accordance with the Code of Measuring Practice (6th Edition) to provide a Gross Internal Area of approximately 881 sq m (9,480 sq ft).

LEASING TERMS

The premises are available immediately on a new full repairing and insuring lease for a period to be agreed and a rent of £99,500 per annum plus VAT. Further information is available from the letting agents.

VAT

All rents are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for all costs associated with the registration of the lease.

RATEABLE VALUE

The property has a Rateable Value of £49,900 which results in rates payable of approximately £25,000 per annum. 100% relief on rates payable for the first 12 months of the lease should be available via the Fresh Start Relief Scheme.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

FURTHER INFORMATION AND VIEWING

For further information or to arrange to inspect these premises internally, please contact the letting agents.

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RIBSTON