

**TO LET – CLASS 3 UNIT
(SUBJECT TO VACANT POSSESSION)
197 Whitehouse Road,
Edinburgh, EH4 6BU**



- LOCATED WITHIN ONE OF EDINBURGH'S MOST AFFLUENT SUBURBS
- SUBSTANTIAL LEVELS OF PEDESTRIAN AND VEHICULAR TRAFFIC

LOCATION

The subjects occupy a roadside position on Whitehouse Road within the affluent Barnton area of Edinburgh, approximately 4.5 miles west of the city centre. This extremely busy location is situated next to the junction between the A90 (the arterial route from the Forth Road Bridge into and out of Edinburgh's city centre) and the A902 (leading to the M8 and M9 motorway networks). Additionally, the property is in the vicinity of Royal Burgess and Bruntsfield golf courses and Cargilfield School.

Directly outside the subjects is free public parking which vastly improves accessibility to the unit. The parade is home to a mix of independent and national retailers, with occupiers including **Scotmid, Barnton Pharmacy & Travel Clinic, Post Office** and **Raymond Hairdressers**.

USE

Class 3 (Sui Generis).

ACCOMMODATION

The subject property comprises a double-glazed glass fronted takeaway unit arranged over ground floor only. Internally the subject comprises a small waiting area to the front and a fully fitted kitchen and WC to the rear.

The unit extends to the following approximate net internal floor areas:

Ground Floor	845 sq ft	78.52 sq m
Total	845 sq ft	78.52 sq m

TERMS

Subject to vacant possession, the subjects are available by way of a new full repairing and insuring lease of negotiable length, incorporating 5 yearly upward only rent reviews.

RENT

Offers in excess of **£22,500 per annum** exclusive are invited.

SERVICE CHARGE

The current on account service charge is **£1,281 per annum** exclusive.

RATES

The Rateable Value of the shop is: -

Rateable Value	£18,900
Commercial Rate Pounding	£0.49
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

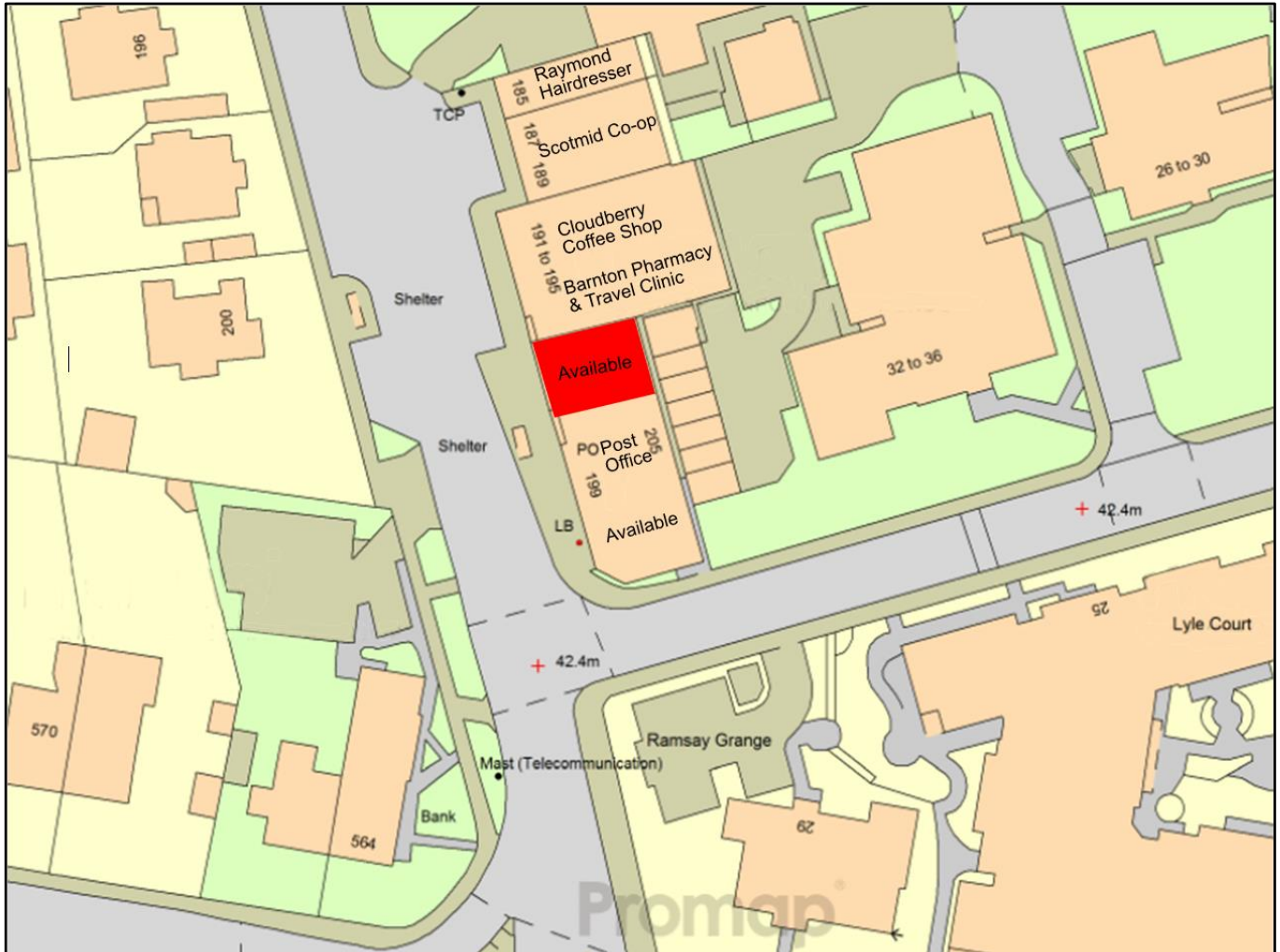
VIEWING

Strictly by appointment via the joint letting agents:-

Richard Ford
Reith Lambert
07834 791 163
richard@reithlambert.co.uk

Alistair Rowe
EYCO
07747 747 280
arowe@eyco.co.uk

TO LET – CLASS 3 UNIT
197 Whitehouse Road,
Edinburgh, EH4 6BU



Writings (Scotland) Act: This document does not and shall not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation. Misrepresentations Act: Reith Lambert Ltd for themselves and the vendors or lessors of this property whose agents they give notice that ; (i) the particulars are set out as a general guidance for intended purchasers or lessees, and do not constitute any part of an offer or contract ; (ii) descriptions, dimensions, reference to condition and necessary permissions for use and occupations and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them ; (iii) no person in the employment of Reith Lambert Ltd has any authority to make or give any representation of warranty whatever in relation to this property ; (iv) unless otherwise stated all prices, rents and premiums etc are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. These particulars have been prepared as at April 2023.