

TO LET RETAIL UNIT

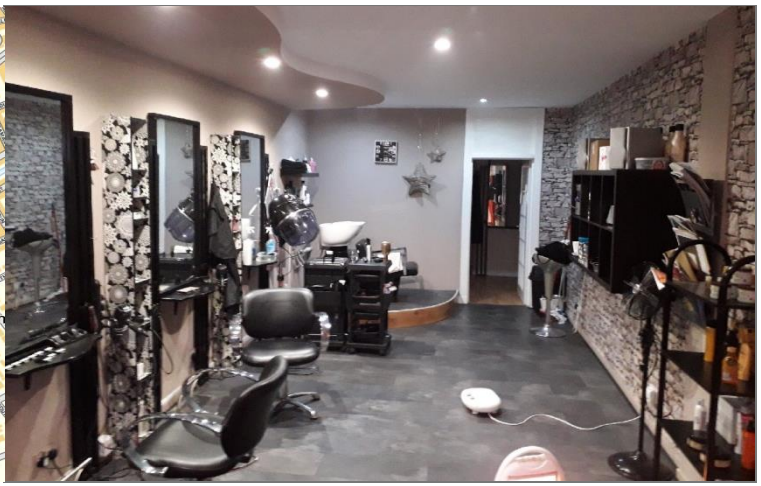
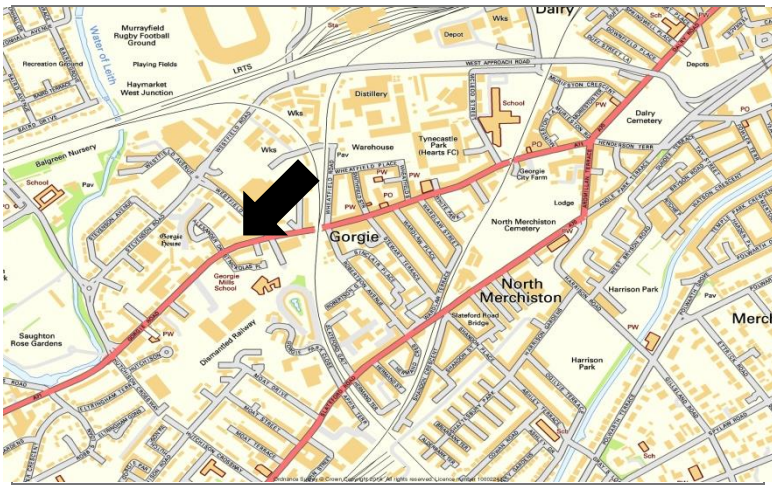


372 GORGIE ROAD, EDINBURGH, EH11 2RQ

£6,000 PER ANNUM

- \ Self contained and fitted out as a hairdressers.
- \ Busy location.
- \ Nearby parking.
- \ Adjacent to bus stop.

AVAILABLE SPACE
42.23m² (455sq ft)



LOCATION

Edinburgh is the capital city of Scotland with a resident population of approximately 450,000. The city is the largest finance centre in the UK outside London and Europe's fourth largest.

Situated on the north side of Gorgie Road the subjects form part of an established retail parade. Neighbouring occupiers include Aldi, Ladbroke's, MacDonalds, Sainsburys, 20:20 Opticians and several independent retailers.

The area has recently seen a substantial number of flats being built within the immediate area.

DESCRIPTION

The subjects comprise a ground floor unit within a four storey mid-terraced stone built property with flat roof.

Trading as a hairdressing salon; the unit is open plan with smaller office/staff area and WC to the rear. The unit would lend itself to other uses such as a takeaway or professional office, subject to obtaining the necessary consents.

The property also benefits from nearby on-street car parking.

ACCOMMODATION

The premises has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following net internal areas:-

UNIT	M ²	SQ FT
Ground Floor	42.23	455
ITZA		379

RATEABLE VALUE

Description / Salon

Rateable value / £4,450

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

An asking rent of **£6,000** per annum.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
File Ref / 90149
Tel / 0141 308 8551
Email / lindsay.kerr@eddisons.com












FEBRUARY 2019
SUBJECT TO CONTRACT

For more information, visit eddisons.com/property
T: 0141 308 8551

Important Information

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Eddisons

Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using Lifespan SBEM v3.4.a [SBEM]	Building type Retail
	Current rating	
	Excellent	
	 Carbon Neutral	
	 A (0 to 15)	
	 B (16 to 30)	
	 C (31 to 45)	
 D (46 to 60)		
 E (61 to 80)		
 F (81 to 100)		
 G (100+)		
 G Very Poor		
Carbon Dioxide Emissions The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year		119
Approximate current energy use per m ² of floor area:		282 kWh/m ²
Main heating fuel: Grid Supplied Electricity Building Services: Heating with Nat. Vent. Renewable energy source: Electricity: Grid supplied		
Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.		
Benchmarks		
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		53  D
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		88  F+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use. 4. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. 2. Replace tungsten GLS spotlights with low-voltage tungsten halogen: Payback period dependent on hours of use. 5. Some glazing is poorly insulated. Replace/improve glazing and/or frames. 3. Some walls have uninsulated cavities - introduce cavity wall insulation.		

Address: 372, Gorgie Road, Edinburgh, EH11 2RQ

Conditioned area (m²): 48

Name of protocol organisation: Royal Institution of Chartered Surveyors, [RICS118243]

Date of issue of certificate: 09 Oct 2009 (Valid for a period not exceeding 10 years)

This certificate is a requirement of EU Directive 2002/91/EC on the energy performance of buildings.

NB THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT REMOVED UNLESS REPLACED WITH AN UPDATED VERSION AND FOR PUBLIC BUILDINGS DISPLAYED IN A PROMINENT PLACE