

Ryden

TO LET

PROMINENT RETAIL / OFFICE UNIT
27.69 SQ M (298 SQ FT)



3 TELFORD ROAD
EDINBURGH
EH4 2BA

HIGH QUALITY OPEN PLAN
RETAIL / OFFICE PREMISES

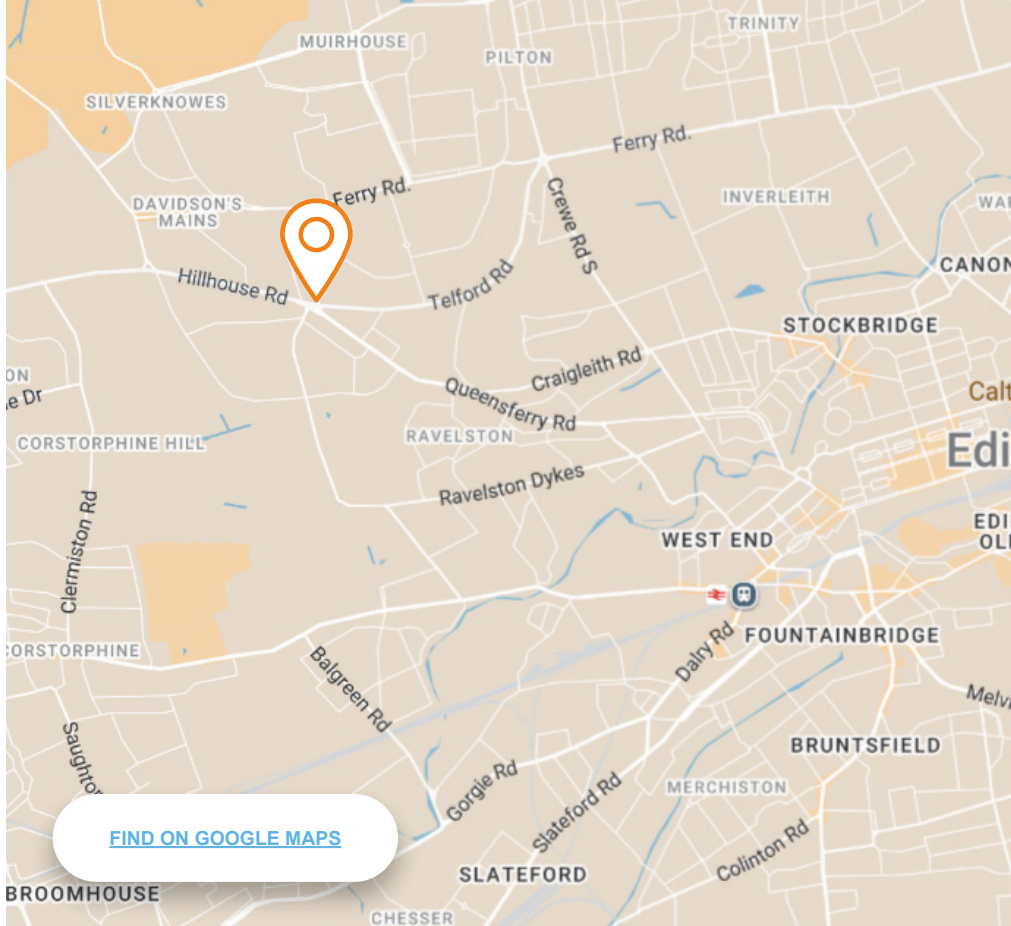
EXCELLENT OPPORTUNITY
IN SOUGHT-AFTER
LOCATION

CLASS 1A

AVAILABLE IMMEDIATELY

OFFERS OVER £12,500
PER ANNUM

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LOCATION

Situated to the northwest of Edinburgh's city centre, 3 Telford Road occupies a prominent position in a busy, established residential and commercial location. The property is ideally located on Telford Road near the junction connecting to Hillhouse Road and Queensferry Road, offering excellent exposure and access to key arterial routes in and out of the city.

The surrounding area is well-served by local amenities, independent retailers, services, and cafes. Transport connectivity is exceptional, with numerous bus services running regularly into the city centre, easy connections to the Edinburgh City Bypass, and quick access to Edinburgh Airport and the M8/M9 motorway network.

DESCRIPTION

3 Telford Road comprises a prominent ground floor retail/office unit forming part of a well-established parade.

Internally, the property provides a bright, versatile layout enhanced by large glazed window frontage onto the corner of Telford Road and House O Hill Avenue. The main accommodation is suitable for a wide variety of customer-facing or professional uses, complemented by, a meeting/consultation room, as well as kitchen and WC facilities to the rear.

ACCOMMODATION

We have measured the net internal area of the property in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately 298 sq ft.

LEASE TERMS

The property is available to lease on Full Repairing and Insuring (FRI) lease terms at offers over £12,500 per annum.

PLANNING

The property is currently used as a retail remises falling within Class 1A of the Scottish Use Classes Order. Office or alternative uses may also be considered, subject to obtaining necessary consents.

BUSINESS RATES

We are advised that the current Rateable Value is £9,300, resulting in rates payable of approximately £4,475.

Occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

ENTRY

Immediate entry is available upon completion of legal missives.

VAT

We have been advised that the property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the tenant responsible for the payment of registration dues and any LBTT (Land and Buildings Transaction Tax) payable.

EPC

The Energy Performance Certificate (EPC) is available upon request.

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GET IN TOUCH

Please get in touch with the sole letting agent for more details.

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Ryden

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