



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

To Let
£14,000 Per Annum

123 Gilmore Place, Edinburgh EH3 9PP

Class 1 Office/Retail/Salon

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Location

Gilmore Place lies in the Polwarth area of Edinburgh approximately 1 mile southwest of the city centre and is close to the affluent residential areas of Bruntsfield, Morningside and Merchiston.

Viewforth Glazing and a handful of independent traders such as hairdressers, barbers and cafes are close by as is Boroughmuir High School at Fountainbridge just a short walk away as is the Fountain Park Leisure complex and Napier University student accommodation.

The area is well served by public transport, too, with regular bus services offering city-wide destinations. Meanwhile, for commuters, Waverley Station and the recently refurbished Haymarket Station are approximately 1.7 and 1.2 miles away respectively.

Description

The subjects are generally in good condition. The unit forms the ground level of a traditional Edinburgh tenement building with a handy basement and occupies a prominent position with good footfall from the local schools, passing motorist as well as locals.

The layout provides spacious accommodation with a generous ceiling height in the main shop area. It also enjoys good levels of natural daylight afforded by the large window unit and glass entrance door. There is plenty of dry storage available in the basement of the shop and a further room to the rear as well as a nicely decorated WC.

ACCOMMODATION

According to our recent measurement survey, the subjects comprise the following gross internal areas:

Total NIA: 78 SQ M (840 SQ FT)

Rent Price

We are seeking a rent of £14,000 per annum.

EPC

The EPC rating is Pending

A copy of the EPC and recommendation report can be provided upon request.

Utilities

The property is served by mains Electricity and Water

Rent Price

Offers in the region of £14,000 per annum is sought to grant a new Full Repairing & Insuring lease for a minimum period of five years or more.

Rateable Value

According to the Scottish Assessors website (www.saa.gov.uk) the subjects have a Rateable Value of £9,000. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for rates relief through the Small Business Bonus Scheme if the combined Rateable Value of all their business premises in Scotland is £35,000 or less.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party will bear their own legal costs. The ingoing tenant will be responsible for any LBTT due on the lease or purchase.

Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, 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 term of them.

The vendors or lessors do not make or give, and neither do IME for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.