



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

For Sale
£100,000 Offers over

108b Blackford Avenue, Edinburgh EH9 3HH

Class 1a

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Location

The property is situated on Blackford Avenue in the Blackford area of south Edinburgh, approximately 2.8 kilometres south of the city centre. The surrounding area is predominantly residential, with a mix of local retail, service and professional occupiers serving the wider Blackford, Mayfield and Grange neighbourhoods.

The unit is positioned close to the junction with Eva Place and benefits from visibility to passing traffic on Blackford Avenue. The wider locality is well connected to nearby residential streets, The University of Edinburgh's King's Buildings campus and local amenities along Blackford Avenue, supporting regular pedestrian movement through the area.

Nearby occupiers include The Paint Shed at 106 Blackford Avenue, Dog Aid Society of Scotland at 60 Blackford Avenue, alongside other local service, clinic, office and retail uses. The location is also close to Reid Memorial Church and the open green spaces around Blackford and the Hermitage of Braid.

Description

An opportunity to purchase an investment property with a tenant already in place with a full repairing and insuring lease, situated over ground level of a traditional stone built three-storey dwelling with a slated roof. Externally the premises form a single fronted unit with timber framed fixed window with borrowed light and good signage space above, with a door to the righthand side. Internally the unit is set up as a barber's salon that is open space with seating area to the right-hand side and cutting stations on the left-hand side.

There is a kitchen/tea prep area towards the rear left side and a WC to the rear right. The unit is in good condition throughout.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

Total: 29(312 sq ft)

Sale Price

Our clients are seeking offers over £100,000

EPC

The Energy Performance Certificate rating is C

Utilities

The property is served by mains electricity and water.

Lease Terms/ Sale Terms

The sale Price is offers over £100,000. There is a lease in place with rent at £7,980 per annum on full repairing and insuring terms and conditions, the lease ends the 31st of July 2029 and has a rent review due on the 1st of August 2026, offering an opportunity to improve the yield.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value is £3050. The uniform business rate for the current year is £0.498 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

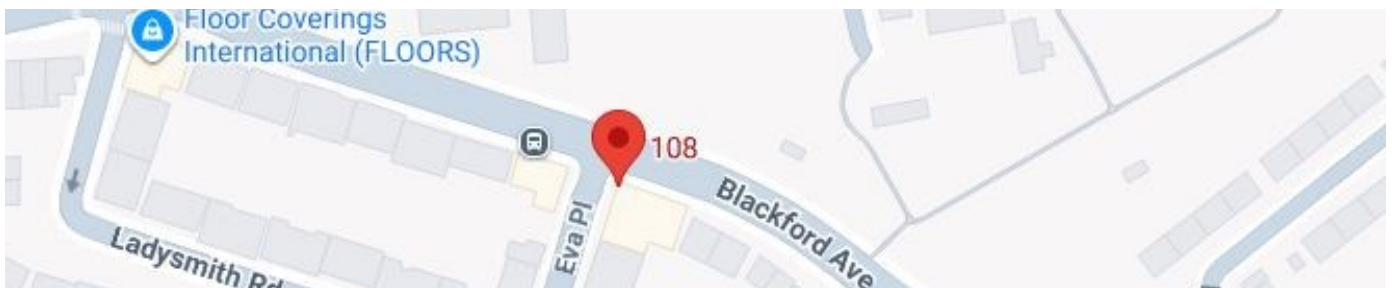
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime DJKGroup Ltd.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - ime DJK Group Ltd 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.

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