

# Industrial Lease (with commercial kitchen) Available

## 94 Bankhead Crossway North, Edinburgh



### Passing Rent

£36,000 per annum exclusive

### Premium

Quoting £65,000 for the lease and fixtures & fittings.

### Location & Description

The unit is located within Sighthill, one of Edinburgh's principal industrial locations, approximately 4 miles west of the city centre, benefitting from immediate access to the Edinburgh City Bypass and the M8 (Edinburgh-Glasgow) motorway.

Surrounding occupiers include Thornbridge, Screwfix, Howdens, Dingbro, Brandon Hire and Safe Store. Edinburgh Park station and the tram stop at Bankhead are both within close proximity.

### Lease Terms

The existing 10 Year FRI lease expires in November 2029 with the next review in November 2024.

### Rateable Value 2023

Rateable Value: £21,700

Commercial rate poundage: £0.498

### Size

The premises is arranged over ground and first floor and equates to circa 3,000 sq ft.

### Planning

We understand the premises has class 5 consent however all parties are recommended to seek their own advice.



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## Legal Costs

Each party will be responsible for their own legal costs with the landlords' legal fees split.

## Viewing

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