



3 Kingsknowe Park, Edinburgh,
EH14 2JQ

- Office/ Tuition Centre extending to 678 Sq Ft (63 Sq M)
- Located 4 miles from Edinburgh City Centre
- Qualifies for 100% business rates relief
- Passing Rent - £12,000 per annum + VAT
- Sale Price - £165,000 equating to a NIY of 7.14%

LOCATION

The property is located approximately 4 miles from Edinburgh City Centre within the residential suburb of Kingsknowe, with a number of schools in the nearby vicinity, as well as Kingsknowe golf club located within walking distance. As the property is adjacent to the A70, it benefits from conveniently accessed public transport routes from several bus stops, while also being less than a 10-minute walk from Kings Knowe train station.

DESCRIPTION

The subjects comprise a ground and first floor property within a retail/office parade of similar commercial properties of brick construction held under a pitched and slated roof. The subjects benefit from two large timber display windows with a flush centrally located entrance door.

Internally, the accommodation has been re purposed and is currently utilised for tuition classes at both ground and first floor level and is similarly decorated throughout. A small tea preparation area is accessed off the main open plan area at ground floor level, as is a single toilet cubicle. Steps up from the rear of this provide access to an office at ground floor level, off which a secondary toilet facility is also located.

Fixed timber steps provide access to the attic conversion, within which a large third classroom is provided, again benefitting from a high degree of natural daylight via dormer windows.

ACCOMMODATION

According to our calculations from recent inspection measurements, we estimate the subjects extend to the following approximate net internal area:

Areas / Floor etc	Sq M	Sq Ft
Total	63	678

TENANCY DETAILS

Landlord	Hornbuckle Mitchell Ltd
Tenant	Kevin Orme
Subjects	ALL and WHOLE 3 Kingsknowe Park, Edinburgh
Lease Term	1st of November 2022 until 31 October 2027 Break Date 1st November 2025
Rental	£12,000 per annum
Rent Review	3 yearly Upward only. Next review is 1st November 2025
Repairs & Insurance	FRI

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £6,800.

The property qualifies for 100% Business Rates Relief under the Small Business Bonus Scheme.

SALE PRICE

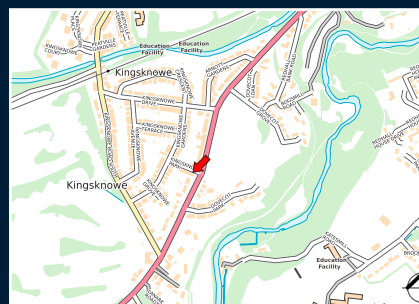
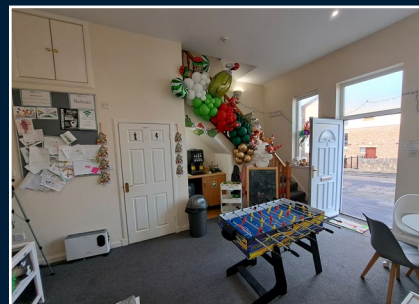
Offers of £165,000 equating to a Net Initial Yield of 7.14%

EPC

Available on request

LEGALS

Each party is to pay their own legal costs, the purchaser will be liable for the LBTT, VAT and registration dues incurred within the transaction.



For any queries or to arrange a viewing, please contact —

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IMPORTANT NOTICE

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6. Date of Publication: March 2025