



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

To Let
£9,000 Per Annum

131 Gilmore Place, Edinburgh EH3 9PP

Class 1 Office/Retail/Salon

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Location

The property is located on the south side of Gilmore Place, a popular mixed-use thoroughfare connecting Tollcross to Polwarth and Bruntsfield, approximately 1 mile south-west of Edinburgh city centre.

Gilmore Place benefits from high levels of pedestrian and vehicular traffic and serves a densely populated residential area with a strong mix of local retailers, cafés, and service businesses.

Nearby occupiers include Margiotta, Sainsbury's Local, Viewforth Glazing, and several independents and food operators

Description

The subjects comprise a ground floor Class 1A unit within a traditional stone tenement building. The premises benefit from a glazed frontage protected by an electronic shutter providing excellent natural light and visibility to passing trade.

Internally, the accommodation is well presented and arranged to provide a welcoming reception area to the front, a makeup/hair station to the central area, and a private treatment room and WC to the rear. The unit would suit a variety of retail, office, but most exclusively a beauty or aesthetics salon would be a great fit.

There is a full-sized basement accessed via a trap door that is ideal for storage.

Accommodation

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

Ground Floor 28 sq. m (301 sq. ft).

Basement 28sq. m (301 sq. ft)

Total 56 sq. m (602 sq. ft)

Rent Price

We are seeking a rent of £9,000 per annum.

EPC

The Energy Performance Certificate rating is currently E

Utilities

The property is served by mains Electricity and Water

Rent Price

We are seeking a rent of £9,000 per annum.

The property is offered on a Full Repairing and Insuring (FRI) lease for a minimum term of 5 years or longer by negotiation.

Rateable Value

The uniform business rate for the current year is £0.498 pence in the pound (as of April 2023). According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £3,150.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

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.

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