

TO LET

SHOP



5 MEADOW PLACE BILSTON, EH25 9RT

41.79 SQ M (450 SQ FT)

- Flexible Lease Terms Available.
- Qualifies For Small Business Rates Relief.
- Suitable for a Variety of Uses (planning may be required).

B&S
Burns & Shaw
Property Consultants
0131 315 0029

SAT NAV:
EH25 9RT

SHOP

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LOCATION

Bilston with a resident population of circa 2,000 people is situated on the A701 approximately 6 miles to the South of Edinburgh City Centre. The town lies between Straiton and Penicuik and enjoys quick access to the Edinburgh City Bypass.

Meadow Place is accessed directly from the A701 sitting directly opposite a car showroom with the remainder of the surrounding area predominately residential in nature.

DESCRIPTION

The subjects comprise part of a terrace of four shops within a two -storey building with residential flats above under a pitched slate roof. Internally the premises provide a front shop/sales area with rear room and separate store.

The subjects benefit from a specification including:

- Power via wall mounted sockets.
- WC facilities.
- Fluorescent lighting in the front shop.
- Prominent frontage to Meadow Place.

ACCOMMODATION

The premises provide the following net internal areas: -

	SQ M	SQ FT
Front Shop	25.31	272
Back Room	15.01	162
Store	1.47	16
Total	41.79	450

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the premises is available on request.

ENTRY

Entry will be upon conclusion of formal legal missives.

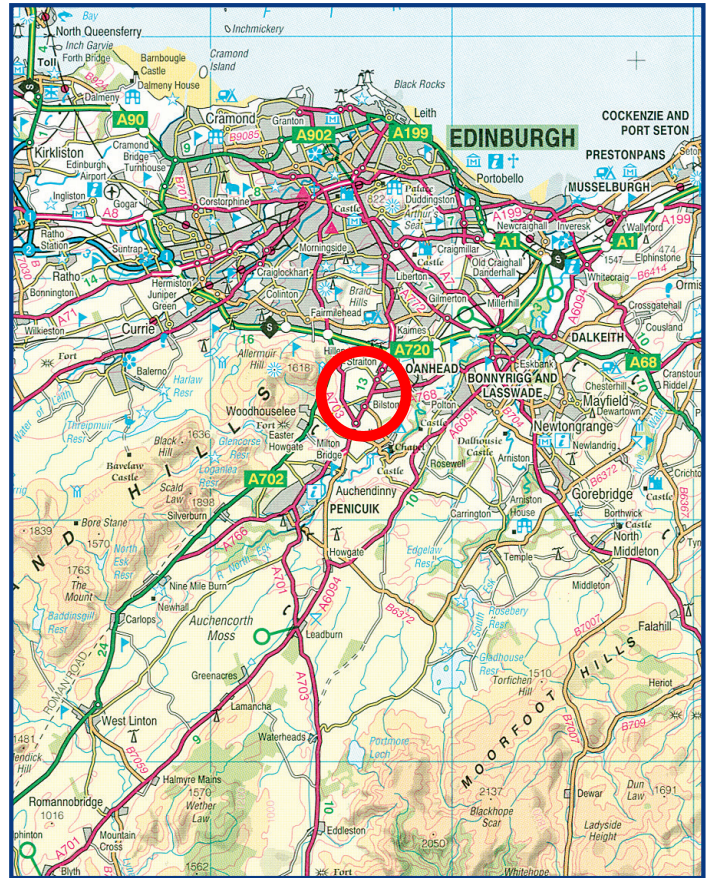
LEGAL & ADMINISTRATION COSTS.

The ingoing Tenant will be liable to pay the Council's legal and administration costs incurred in the transaction."

RATEABLE VALUE

The Scottish Assessors Association website show the premises entered in the Valuation Roll as follows: -

DESCRIPTION	RATEABLE VALUE
Shop	£3,250



RENT/LEASE TERMS

The subjects are available to let by way of a new lease for a term to be agreed. For further information on rent and terms please contact the sole agents.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact: -

Niall Burns: D/L: 0131 315 0029

E-mail: niall@burnsandshaw.co.uk

Bill Adams – 07716 358 540.



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