



5-7 Kingsknowe Park, Edinburgh,
EH14 2JQ

- Prominent office class 1A unit within good local parade
- Located 4 miles from Edinburgh City Centre
- Qualifies for 100% business rates relief
- NIA: 91.46 Sq M (984 Sq Ft)
- Offers over £270,000

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 Kingsknowe train station.

The city of Edinburgh by pass is also within the nearby vicinity offering great links into the city for commuters.

DESCRIPTION

The subjects comprise a ground and first floor self contained retail/office unit with access afforded via two separate pedestrian entrance doors. This therefore offers flexible accommodation to keep as a self contained unit or split in to two.

The property lies within a mid-terrace brick/block-built property, under pitched timber and slated roof, with mansard section to the rear.

Internally the accommodation provides cellular office accommodation at ground floor level, together with a small tea preparation area and two toilet cubicles. Internal stairs provide access to the first floor, where additional cellular office accommodation is provided.

The unit therefore could suit a variety of uses subject to planning.

ACCOMMODATION

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

Floors	Description	Sq. M	Sq. Ft
Ground	Office	48.57	523
Ground	Tea Prep	1.73	19
Ground	Storage	1.43	15
First	Office	39.73	428
Totals		91.46	984

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £9,800.

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

SALE PRICE

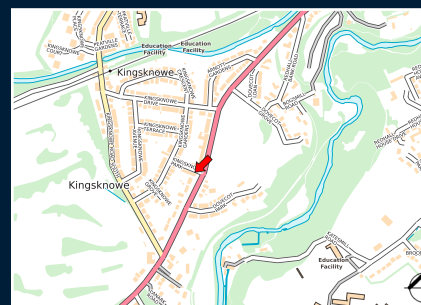
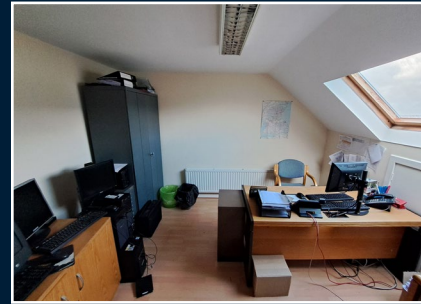
Offers over £270,000 exclusive of VAT

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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