



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

To Let
£25,500 Per Annum

50 St Marys Street, Edinburgh EH1 1SX

Class 1a

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Location

South Trinity Road is located circa 2 miles north-west of Edinburgh City Centre just off Ferry Road (A902). It is situated in the highly desirable Trinity area only a short walk from Goldenacre and the Royal Botanical Gardens.

The area is a mixture of commercial and residential and is much sought after due to its close-proximity to the City Centre and other local amenities. There are public transport links available in the immediate area as well as on street, car-parking nearby the property.

Description

The property comprises the lower ground floor of a four-storey traditional built property, currently let to LEAFYscot a microgreen urban farm. The unit sits below a parade of retail units on the ground floor with two floors of residential properties above. Other occupiers in the block include a skin clinic, hair dressing salon, café, funeral directors and chiropractor.

Internally the unit is laid out as one open plan area. Access is gained through a gate and from a set of stairs to the rear of the property. There is a window allowing light into the good-sized area, a concrete floor with chipboard and is well presented. There is no WC currently in the premises, however there are plans for one to be installed.

Accommodation

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

Ground Floor: 75 SQ M
(807 SQ FT)

Basement: 76 SQ M
(818 SQ FT)

Total: 151 SQ M(1,625 SQ FT)

Rental Price

£25,500 is sought on full repairing and insuring terms for a minimum of five years or more.

EPC

The Energy Performance Certificate rating is currently D.

Utilities

The property is served by mains Gas,electricity, and water.

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Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value of £22,700. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

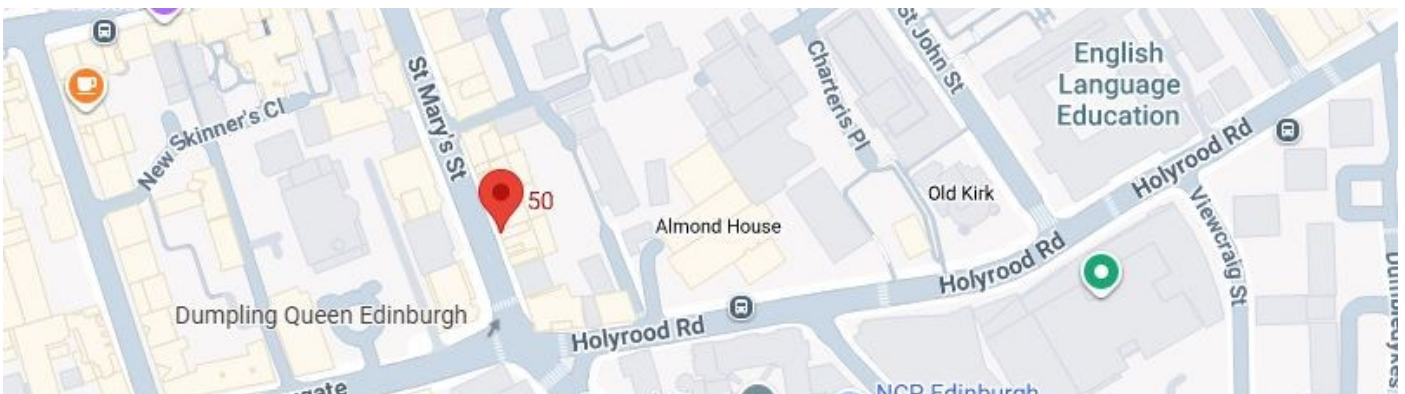
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - ime DJK Group Ltd 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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