



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

TO LET
£50,000

93-101 Gorgie Road, Edinburgh EH11 1TE

Class 1a

T: 0131 629 5050 | E: commercial@imedjk.co.uk | www.imedjk.co.uk | Follow us @imeproperty

Location

The subject property is situated easterly on Gorgie Road (A71) approximately 1.5 miles west of Edinburgh City Centre. This part of Gorgie Road is known as a busy thoroughfare with many businesses in a long stretch of shops between Robertson Avenue and Dalry Road. The (A71) is a straight road to the Edinburgh City Bypass and Livingston to the west and the City Centre to the east.

Tynecastle park Stadium is directly across the road from the unit at McLeod Street as well as Tynecastle High School.

Public transport links are very good with regular bus routes stopping close to the property.

Description

The subjects comprise the ground and first floor of a traditionally built former garage building beneath a pitched roof, the unit has been converted into a half office and half Garage workshop type layout with parking for around 10 cars. Internally, the office space consists of a welcoming entrance with WC facilities at ground level and first floor, further into the property a corridor provides access to 4 large, shared offices as well as kitchen facilities, server room etc. The last 2 offices are larger and are interconnected and could be easily joined to make an even bigger space if needed.

The Garage side has a high roller door with excellent height inside and would suit a variety of uses.

Electric vehicle charging is available in the car park.

Accommodation

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

Garage 246 sq. m (2,648 sq. ft)

Offices 317 sq. m (3,410 sq. ft)

Total 563 sq. m (6,060 sq. ft)

Price

£50,000 Per Annum

EPC

The Energy Performance Certificate rating is pending.

Utilities

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

Rent

We are seeking a rent of £50,000 per annum for a period of 3 to 5 years on full repair and insuring terms and conditions.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value is £27,300. 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

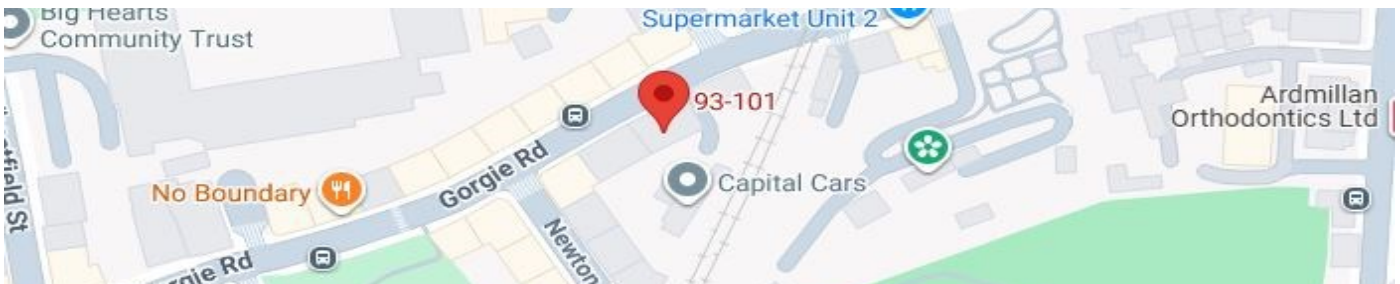
Upon completion of a formal missive under Scots Law.

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 DJKGroup 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.

The vendors or lessors do not make or give, and neither do ime DJK Group Ltd for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.