



ime DJK Group Ltd  
12 Home Street  
Edinburgh  
EH3 9LY

**TO LET**  
£18,000 per annum

## 546 Lanark Road, Edinburgh EH14 5EL

Class 1a Premises

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## Location

The subjects are located in Juniper Green, Edinburgh, approximately 9 km (5.6 miles) south-west of the city centre. The unit occupies a prominent position on Lanark Road at the junction with Baberton Avenue, adjacent to a pedestrian crossing. Lanark Road forms part of the A70, which runs from Edinburgh through Currie and Balerno towards the Pentland Hills and on to Lanark.

The premises are situated in a prime residential area, supported by a range of local businesses and amenities serving residents. The property also benefits from excellent public transport links to the city centre, with a bus stop located just metres away.

## Description

This class 1a Office/Retail/Salon premise comprises the ground floor of a two storey property under a pitched and slate roof. There are residential properties on the first floor above the premises. Other occupiers in the parade of shops include a chemist, Hairdresser, barbers, Pentland Footcare and a music school.

The property occupies a prominent location directly opposite the Pentland Fry and the Shahi Grill. There are two display windows either side of the entrance door with further windows to the rear elevation.

Internally the unit is bright, well laid out, manly open space, good height and Ladies and Gent WC as well as a DDA compliant WC to the rear right-hand side.

Previously a local MSP has occupied the space and looked after it tremendously well would suit an office occupier, alternatively other occupiers like Deli/cafe, office, beautician, surgery, physio etc would also be a good fit.

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### Accommodation

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

Total = 72 sq. m (775 sq. Ft).

### Rent

Our clients are seeking a rental figure of £18,000 per annum,

### EPC

The Energy Performance Certificate rating is currently E.

### Utilities

The property is served by mains electricity, and water.

### Rent Terms

A rent of £18,000 is sought for the leasehold of this property on full repairing and insuring terms.

### Rateable Value

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)), the subjects have a rateable value of £10,700. 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 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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