

LEASE FOR SALE

DANCE / STUDIO ACCOMMODATION

19 BEAVERBANK PLACE, EDINBURGH, EH7 4FB

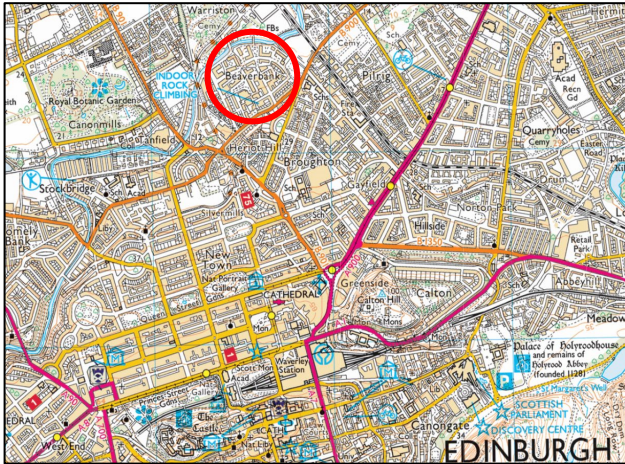
- GROUND FLOOR PREMISES
- MODERN FULLY FITTED DANCE STUDIO
- EXTENDS TO 82.51 SQ M (888 SQ FT)
- 10 CAR PARKING SPACES
- QUALIFIES FOR SMALL BUSINESS RATES RELIEF

PREMIUM OFFERS OVER £25,000



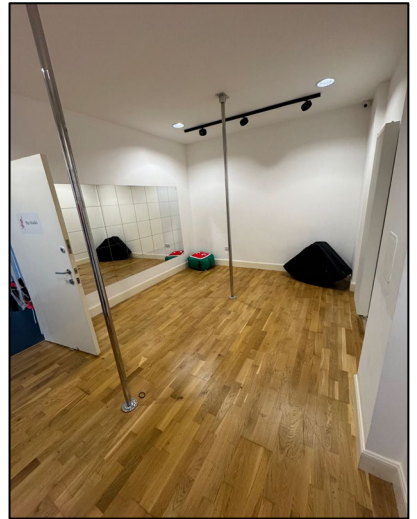
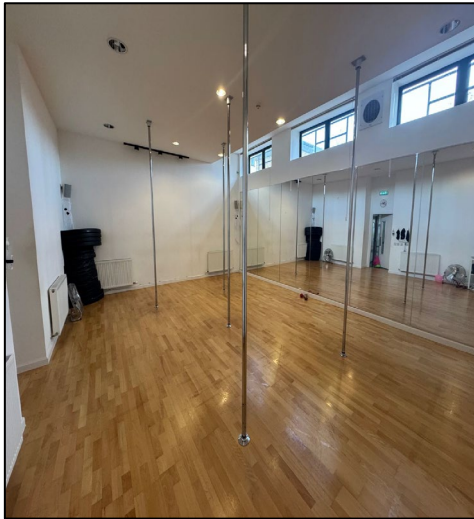
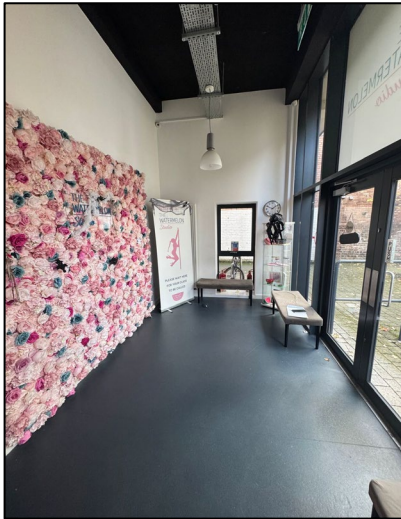
LOCATION

The subjects are located on the east side of Beaverbank Place close to the junction with Stoddart Way and Broughton Road, approximately 1 mile north of the city centre. Beaverbank Place is close to the Canonmills area of Edinburgh and sits within a well established mix of residential and commercial property. The subjects form part of a larger student flatted development operated by Homes for Students. The adjoining commercial unit is occupied by Colin Campbell Sports, and nearby occupiers include Summit Fitness, Lidl and Tesco.



DESCRIPTION

The subjects comprise a modern purpose fitted dance studio. Internally, the accommodation provides a reception area, two dance/exercise studios, staff facilities and WC and changing provision. The main studio includes specialist spring based dance flooring, wall mounted mirrors and a fitted sound system. CCTV and an intruder alarm are also installed. The property has a gas fired central heating system. Parking for 10 vehicles is available to the rear.



ACCOMMODATION

The approximate Net Internal Area is as follows:-

Studio 1	45.82 m ²	493 ft ²
Studio 2	17.40 m ²	187 ft ²
Reception/Staff	19.29 m ²	208 ft ²
Total	82.51 m²	888 ft²

LEASE TERMS

The premises are held on an internal repairing and insuring lease until 6 February 2033. The current passing rent is £10,800 per annum with a fixed increase to £12,000 per annum in February 2028 and no further rent reviews.

TERMS

Premium Offers of £25,000 are sought for our client's leasehold interest to include the specialist studio fit-out.

RATES

The studio has a Rateable Value of £10,500 with the parking assessed at £3,000. The property qualifies for rates relief under the current Small Business Bonus Scheme. Further information is available at www.scotland.gov.uk.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for LBTT, registration dues, and any VAT thereon.

FURTHER INFORMATION

For additional information please contact:

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Burns and Partners
25 Rutland Square, Edinburgh, EH1 2BW

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