



ime DJK Group Ltd  
12 Home Street  
Edinburgh  
EH3 9LY

**TO LET**  
£16,000 per annum

## 546 Lanark Road, Edinburgh EH14 5EL

Class 2 Premises

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## Location

The subjects are located in the Juniper Green area of Edinburgh which is circa 9km (5.6 miles) south west from the city centre. The unit is situated on Lanark Road on the junction with Baberton Avenue and the pedestrian crossing. Lanark Road forms part of the A70, Edinburgh to Lanark road, which leads through Currie, Balerno, to the Pentland Hills and on to Lanark.

The premise is located in a prime residential area where there are a range of local businesses and amenities to service the local residents. There is excellent public transport links serving the city centre with a bus stop located meters from the premises.

## Description

This class 2 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 the Railway Inn.

The property occupies a prominent location directly opposite the Fish and Chip Shop. 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, mainly open space, good height and Ladies and Gent WC as well as a DDA compliant WC to the rear right hand side.

The space would suit a variety of occupiers like Deli/cafe, office, beautician, surgery etc.....

### 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 £16,000 per annum,

### EPC

The Energy Performance Certificate rating is currently E.

### Utilities

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

### Rent Terms

A rent of £16,000 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 £10,000. 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

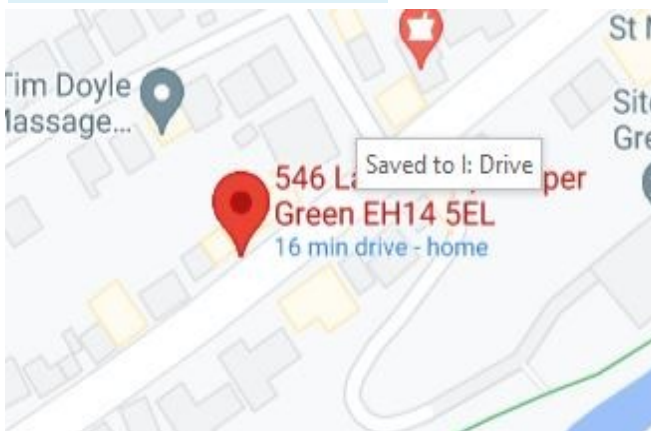
Upon completion of a formal missive under Scots Law.

### 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.