

DM HALL

For Sale

***VAT FREE
INVESTMENT
OPPORTUNITY***

195 Balgreen Road,
Edinburgh,
EH11 2RZ

38.36 SQ M
(413 SQ FT)



Property Details

- Class 1A investment opportunity for sale
- VAT free purchase*
- 7-year unexpired lease term
- NIY of 7.15%
- Offers over £165,000 invited to purchase investment

LOCATION:

The subjects are located at 195 Balgreen Road, Edinburgh, situated within the Western side of Edinburgh. Balgreen itself sits between Murrayfield (home of Murrayfield Stadium) and Saughton, with Lothian Bus routes providing great transport links throughout the city. Being located in close proximity to Murrayfield Stadium — and the city centre — the area provides high levels of footfall throughout the year, especially during events season at the stadium.

The area is mixed in nature, with both residential and commercial occupiers present. Nearby occupiers including Sainsbury's, Richard F Mackay and Flippin' Burgers.

DESCRIPTION:

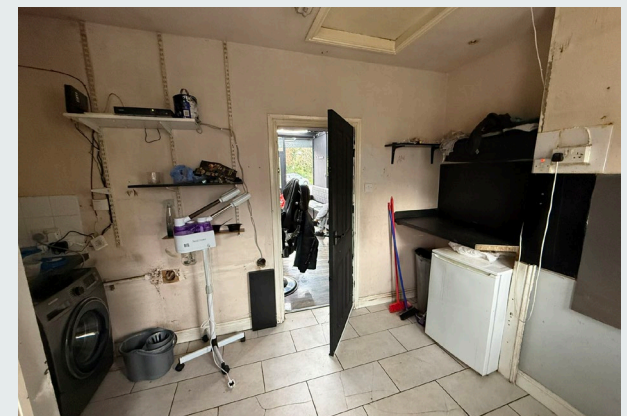
The subjects comprise a currently occupied ground floor, mid-terraced retail premises, surmounted by a pitched and slated roof. There is a flat roof projection to the front of assumed bituminous felt covering.

Internally, the premises is arranged to provide a recently refurbished main retail area to the front, with rear storage, kitchen and WC at ground floor level, along with a mezzanine floor at upper level. The property benefits from a large, glazed frontage, with access achieved via a recessed timber framed pedestrian access door. Further security measures are in place by way of an external roller shutter.

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice 6th Edition on a Net Internal basis and is as follows:

Ground Floor:	30.75 SQ M	(331 SQ FT)
Mezzanine:	7.6 SQ M	(82 SQ FT)
TOTAL:	38.36 SQ M	(413 SQ FT)



Property Details

SALE PRICE:

Offers over £165,000 are sought to purchase the outright heritable interest and the benefit of the investment.

VAT:

*We have been advised that the property has not been elected to tax, therefore, we do not believe VAT would be applicable on this purchase.

LEASE DETAILS:

Tenant	Private Individual (operating as barber shop)
Term	14/11/2023 - 13/11/2033 (7.5 years unexpired)
Rent	£12,000 per annum
Rent Review	Rent to be reviewed on 14/11/2028 on an upward only, to the then open market rent basis
Repairing Obligation	Full Repairing and Insuring

Full lease details shall be available on request.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects will be available upon request.

The subjects benefit from a B (21) EPC rating.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,400 per annum:

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

LEGAL COSTS:

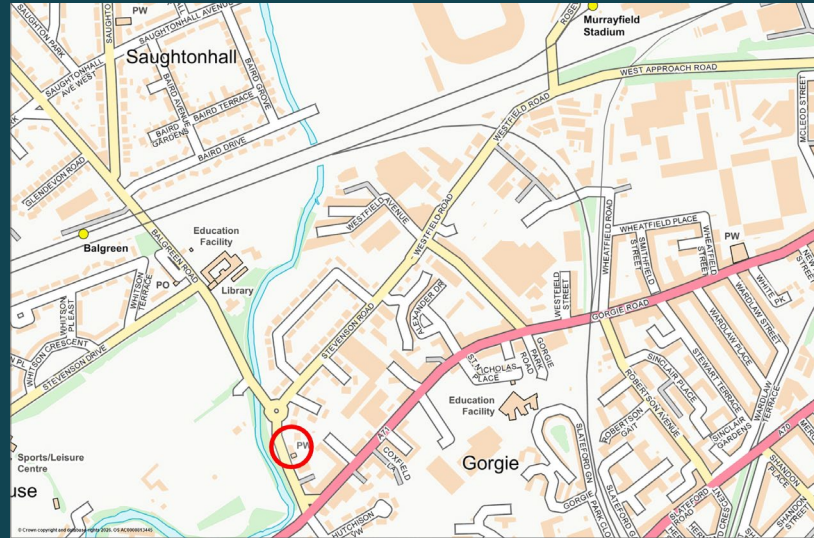
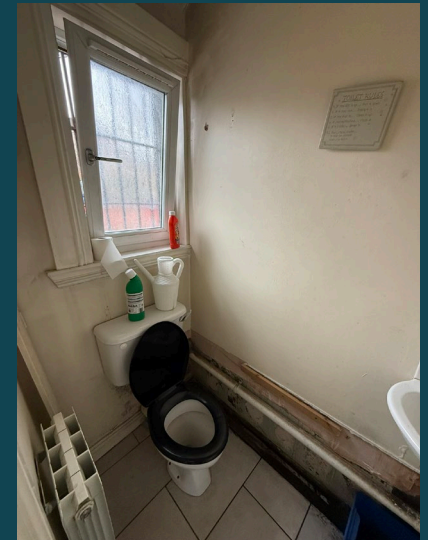
Each party will be responsible for paying their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.



Make an enquiry

Justin Akugbo BSc Hons

Harry Pattullo MSc MRICS

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

centralagency@dmhall.co.uk



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors