ORINSEN

FOR SPACES THAT WORK

PROMINENT RETAIL UNIT — TO LET / MAY SELL

20 ROSEBURN TERRACE

EDINBURGH EH12 6AW

RENT	FLOOR AREA	TENURE
£16,000 pa	**799 sq ft**	**To Let / May Sell**
Offers Over · Exclusive of VAT	74.25 sqm · Ground & Basement	New FRI Lease or Heritable Sale

0131 374 1111

LOCATION

Roseburn is a bustling affluent neighbourhood situated approximately 1.5 miles west of Edinburgh city centre. The area serves as a key link between the city centre and western suburbs such as Murrayfield and Corstorphine.

It benefits from excellent transport connections, including regular bus services and proximity to the A8 (Glasgow Road), offering direct access to both the city centre and Edinburgh Airport.

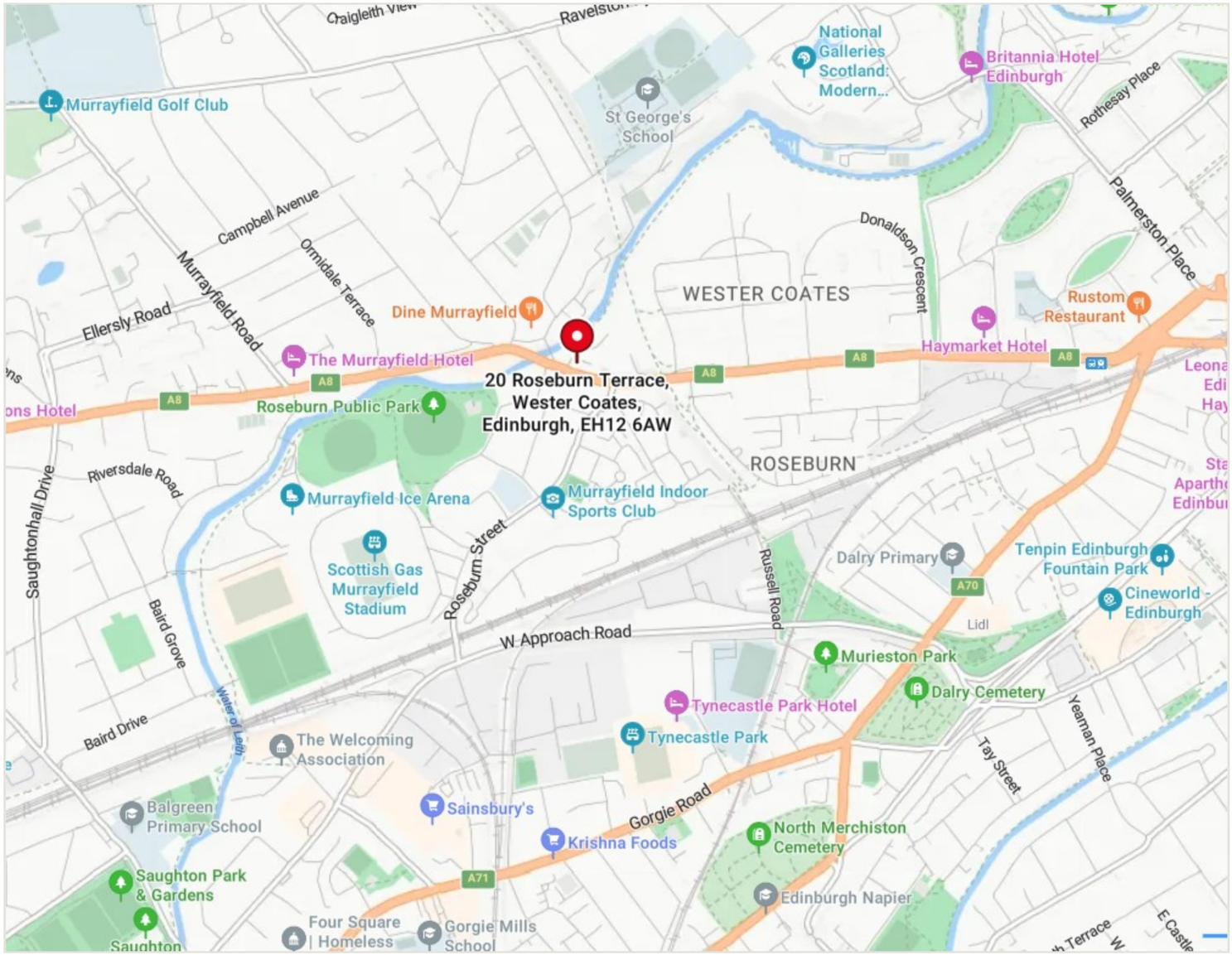
SITUATION

The premises occupy a prominent position on the north side of Roseburn Terrace, within a busy local parade. The street benefits from high levels of footfall and passing traffic which is supported by nearby attractions such as Murrayfield Stadium and the Water of Leith Walkway. Nearby occupiers include **Tesco Express**, **Vigo Deli**, **The Murrayfield Bar & Kitchen**, **Roseburn Cafe** and **Right Medicine Pharmacy**.

FURTHER INFORMATION

ACCOMMODATION	The subjects are arranged over ground and basement level and comprise the following approximate net internal areas: - Ground Floor 492 sq ft (45.72 sqm) - Basement 307 sq ft (28.53 sqm) - **Total 799 sq ft (74.25 sqm)**
LEASE	The premises are available To Let on a new FRI lease, or the heritable interest may be sold.
RENT	Offers over **£16,000 pa** are invited, exclusive of VAT.
PRICE	**Price on application**, exclusive of VAT.
PLANNING	The premises currently benefit from Class 1A consent.
EPC	An EPC report is available on request.
RATING	Rateable Value £10,500. The premises qualify for 100% Business Rates Relief – **no rates payable** – under the Small Business Bonus Scheme. Each interested party should satisfy themselves on the rates relief with the appropriate authority.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time.

LOCATION PLAN



VIEWING

Strictly by appointment through the sole agents.



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