

TO LET / FOR SALE Office, Retail

145-149 RESTALRIG ROAD,
EDINBURGH, EH7 6HW

The subjects comprise a ground floor triple fronted property within a 3 storey building of masonry construction.

-  Busy arterial route
-  Excellent transport links
-  No VAT on the rent
-  Free on street parking
-  86.51sqm (931 sq ft)

MAIN ROAD FRONTAGE



LOCATION

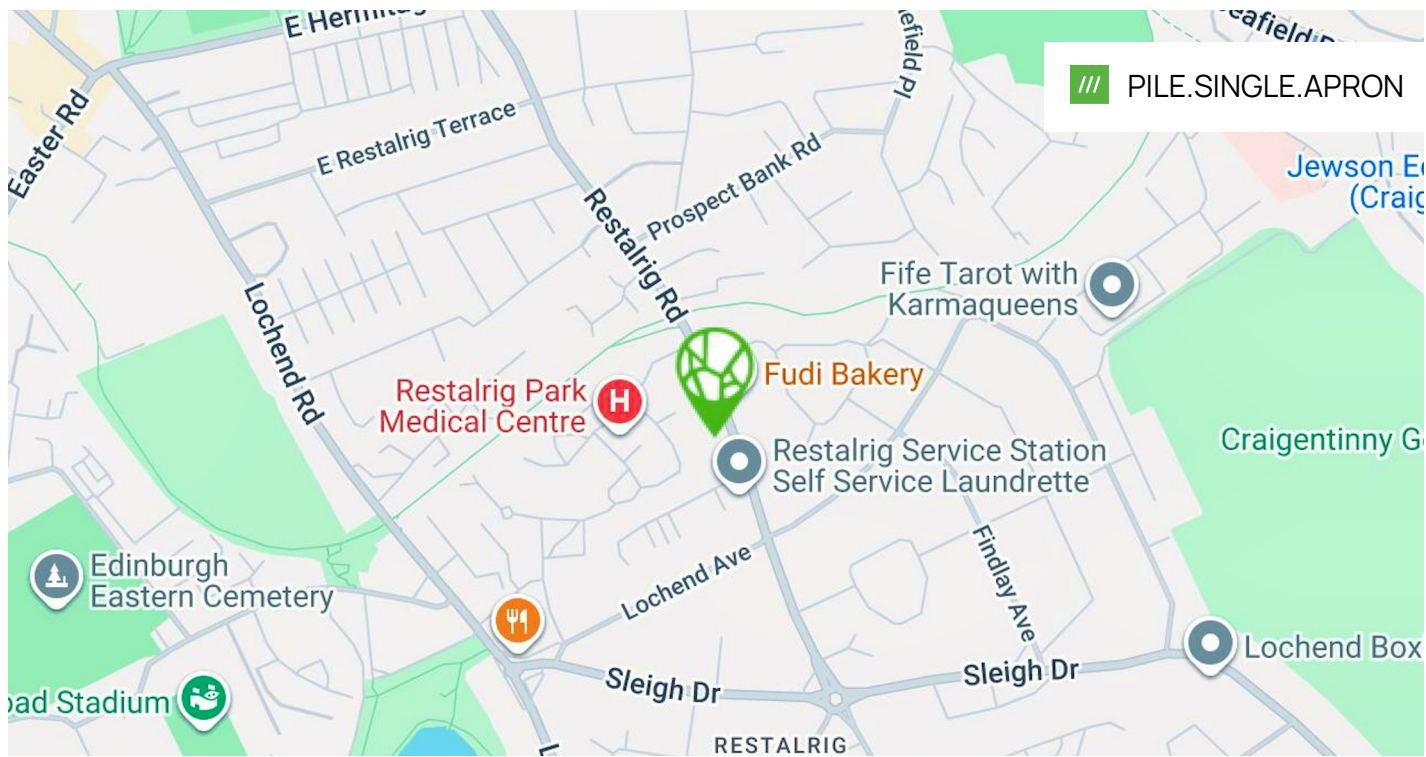
Restalrig is a small residential suburb of Edinburgh, Scotland. It is located east of the city centre, west of Craightinny and to the east of Lochend, both of which it overlaps. Restalrig Road is the main route through the area, running from London Road, at Jock's Lodge, to Leith Links. The property is situated to the east of Restalrig Road close to its junction with Restalrig Circus.

Excellent public transport links are available nearby with frequent bus services operating on Restalrig Road. Traders in the vicinity include Lochend Post Office, Restalrig Service Station, Fudi Bakery and Oliver's.

DESCRIPTION

The subjects comprise a ground floor triple fronted property within a 3 storey building of masonry construction. The building provides retail space on the ground floor and residential accommodation above. The property has a timber and glazed frontage with a single recessed door entrance under non-illuminated fascia boards.

Internally, the property was previously used as a bookmakers and benefits from having an office, kitchen and 3 separate WC's. The suspended grid ceiling incorporates LED tube lighting. The walls are covered with the previous tenants' corporate branding and the floor is covered in tiles. Staff welfare facilities are to the rear of the property. The property benefits from a 3 phase power supply and free on street car parking is provided.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	931	86.49

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £17,500 per annum. Full quoting terms are available upon request.

PRICE

Offers over £175,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold) in the subjects with vacant possession.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £16,100.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

Get in touch | 0141 291 5786 | info@kirkstoneproperty.com

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VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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