DM HALL

To Let

Class 1A Premises

38 Bridge Road,
Colinton,
Edinburgh
EH13 0LQ

30.38 sq m
(327 sq ft)

- Class 1A premises available on a new FRI lease
- Located in established and desirable Edinburgh district of Colinton
- Presented in an immaculate and walk-in condition
- Benefits from excellent levels of passing vehicular trade and pedestrian footfall
- NIA of 30.44 SQ M (327 SQ FT)
- Offers in excess of £13,500 per annum (exc. of VAT)

DESCRIPTION

The subjects comprise ground floor Class 1A premises of traditional stone construction, contained as part of a larger two storey and attic building, surmounted by what assume to be a pitched and slated, with part flat roof elevation to the rear. The premises benefits from a timber framed and single glaze frontage with a recessed pedestrian entrance door.

Internally, the subjects offer well presented office accommodation / sales area to the front, with rear staff, kitchenette and a single W/C compartment located to the rear. floor coverings throughout comprise of primarily laminate overlay, with plastered and painted walls and a plastered and painted ceiling. subjects have a single phase electricity system, with artificial lighting supplied by the way of recessed LED spot lighting.

LOCATION

The subjects are situated on Bridge Road, within the heart of Colinton Village, an established and desirable suburb approximately 3.5 miles South-West of Edinburgh City Centre.

The surrounding area is predominantly residential, with Bridge Road forming part of Colinton's established village centre. The property benefits from the village's local amenities and convenient access to Edinburgh City Centre and the City Bypass.

The location is well served by regular public transport services, providing convenient connections to Edinburgh City Centre and surrounding areas.

FLOOR AREA

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

Description	sq ft	sq m
Office, Sales, Kitchenette, W/C accommodation	327	30.38
Total	**327**	**30.38**

LEASE TERMS:

The subjects are offered on a new Full Repairing and Insuring (FRI) lease, for an asking rental of offers over £13,500 per annum (exc. of VAT) for a new term to be agreed.

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

LEGAL COSTS
Each party to bear their own costs

VAT
To be confirmed

NON-DOMESTIC RATES
Rates Payable: Rates Payable: According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,300 per annum. More information can be found at www.saa.gov.uk.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

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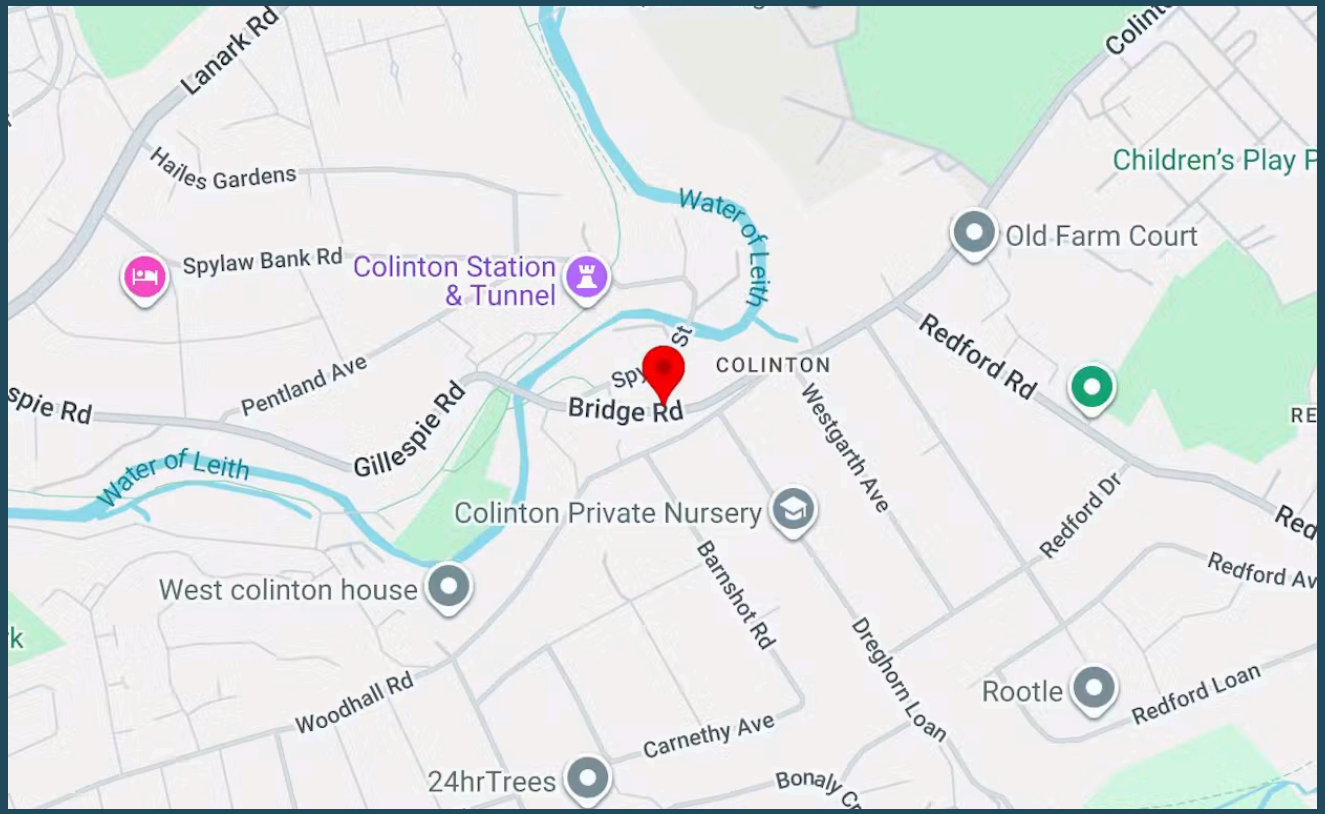
Regulated by RICS



Make an enquiry

Oliver Lawson
07384 818 676
oliver.lawson@dmhall.co.uk

Roddy Craig
07721449437
roddy.craig@dmhall.co.uk

DM Hall
17 Corstorphine Road,
Edinburgh
Scotland, EH12 6DD
0131 624 6130
edinburghagency@dmhall.co.uk

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PROPERTY REF: ESA4004

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