

DM HALL

For Sale

Class 1A



14 Glasgow Road
Edinburgh
EH12 8HL

93.37 SQ M
1,005 SQ FT

Property Details

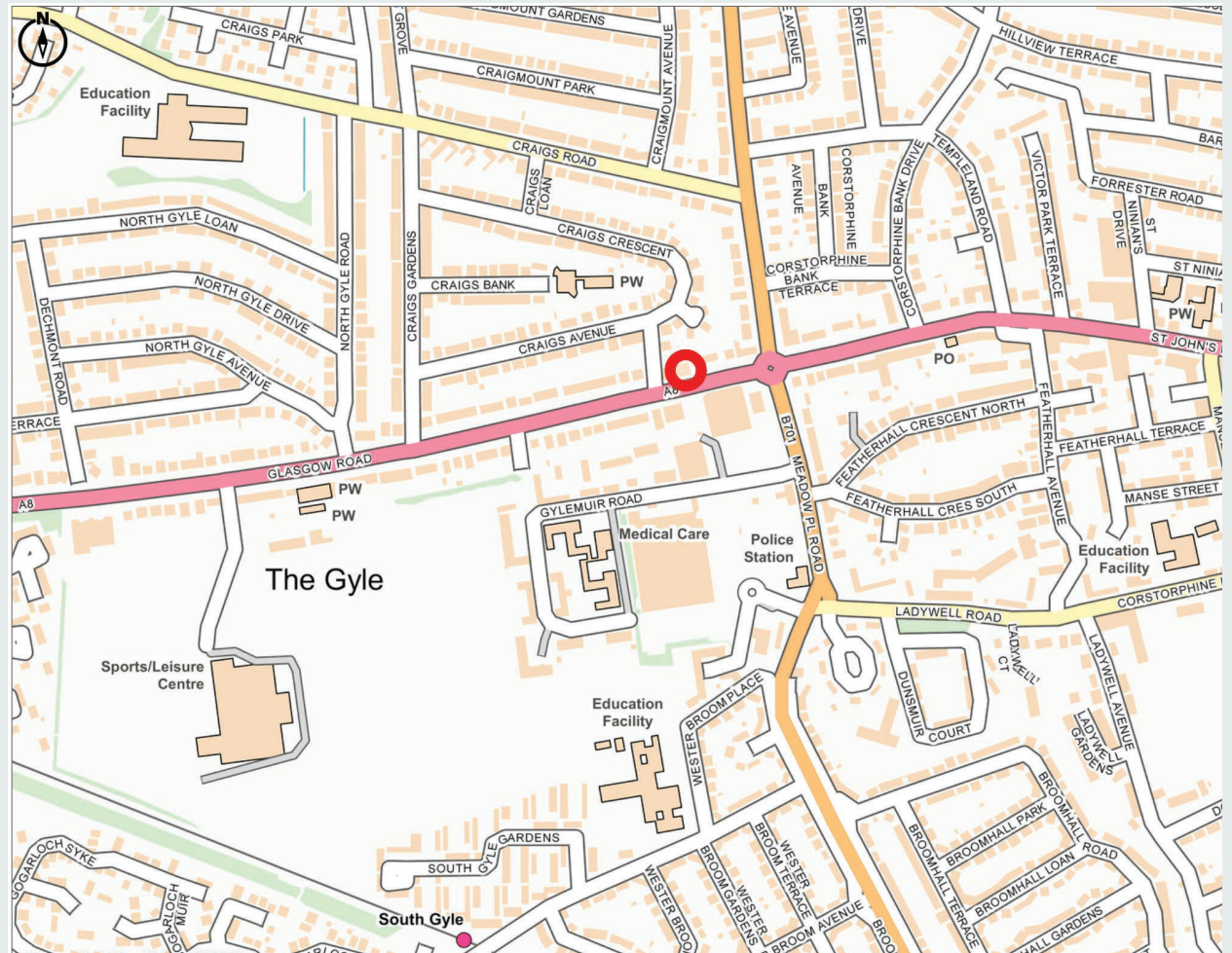
- Class 1 premises available for outright purchase
- Situated in desirable Corstorphine district of Edinburgh
- Located within excellent proximity to local amenities to include Macdonalds, The Gym Group and Lidl
- Benefits from excellent passing vehicular trade and pedestrian footfall
- Suitable for variety of class 1A uses
- VAT free purchase
- Offers over £230,000

LOCATION:

Corstorphine is a well-known and popular district located approximately 3 miles to the west of Edinburgh's city centre. Corstorphine has a large mixture of both commercial buildings/businesses and benefits from a considerable sized residential catchment.

More specifically, the premises itself is located at 14 Glasgow Road on the north side of the A8, one of the main arterial routes to and from the west of Edinburgh, which further connects to the wider Scottish motorway network. The premises can be found approximately 100m to the west of the Drumrae roundabout.

The exact location of the premises can be seen on the appended plan.



Property Details

DESCRIPTION:

The subjects comprise a ground floor class 1A premises of stone construction contained, as part of a larger 3-storey building surmounted by a pitched and slated roof. The unit benefits from UPVC framed and double-glazed full height display windows with centrally located recessed entrance door.

Internally, the subjects offer open plan sales/office space to the front with a single partitioned room, with further sales/office/storage space, W/C compartment and kitchenette located to the rear.

ACCOMODATION & FLOOR PLANS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Sales, office, staff, storage, W/C	93.37	1,005

SERVICES:

We understand the premises has access to mains electricity, water and sewerage.

SALE TERMS:

Our client is seeking offers over £230,000 for the outright purchase of their heritable interest (Scottish equivalent of English freehold).

ENERGY PERFORMANCE:

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



Property Details

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £12,100 per annum.

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

PROPOSAL:

All proposals to purchase should be directed towards the sole selling agents at the below details.

LEGAL COSTS:

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

VAT:

Our client has confirmed that there is no VAT payable upon purchase price.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

Oliver Lawson

Harry Pattullo

0131 624 6130

DM Hall Commercial

**17 Corstorphine Road, Murrayburgh House
Edinburgh, EH12 6DD**

0131 624 6130

edinburghagency@dmhall.co.uk

DM HALL



Regulated by
RICS

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