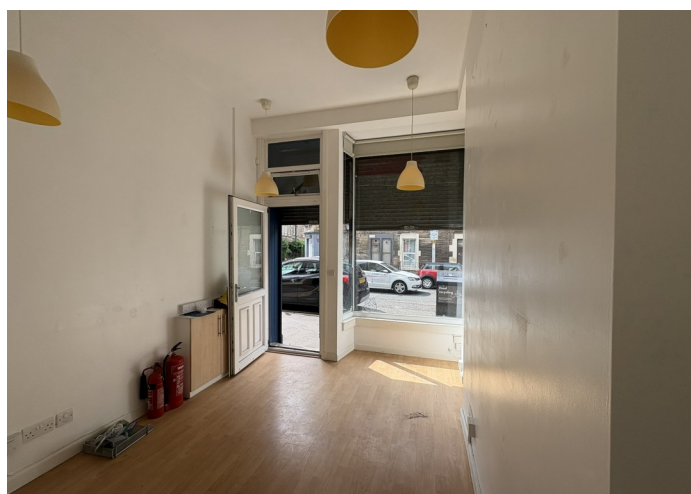




ime Property Agents
Ltd

12 Home Street
Edinburgh

To Let

£7,500 per annum

3 Dalgety Avenue, Edinburgh EH7 5UF

Class 1A

T: 0131 290 5350 E: info@ime.co.uk | www.ime.co.uk | Follow us @imepropertyagents

Location

The premises are located near to the corner of Marionville Road, between the junctions for Dalgety Street and Moray Park Terrace. There are excellent links to Edinburgh City centre, Leith through to Portobello. The shops position is on the east side of the street with the Hoppy Pub on the corner and some other small businesses including a financial advisor and a beauty salon on Cambusnethan Street and lot of highly populated residential dwellings above and surrounding. This property is very close to Meadowbank Retail Park.

There is no shortage of public transport in the vicinity of the premises, Edinburgh Waverley Station is around a 20-minute walk away from the premises as well as tram stops, buses pass regularly on Easter Road and London Road, and Arthur's seat is just over the road.

Description

The subjects occupy the ground and basement floors of a commercial unit in a small parade of shops with traditional Edinburgh tenement flats above. Access to the property is gained through a glazed UPVC door with a full window on the left side both protected by roller shutters, entry is directly into an open space bright clean and tidy former salon, with a bay window, fresh white walls and laminate flooring. The stair leading to the basement is located to the rear.

The basement area has a tea prep/kitchen area and some handy shelving for storage and a backwash for hairdressing that could be easily removed.

Externally the unit is in brilliant condition and looks very presentable on the street.

Accommodation

According to our recent measurement survey, the subjects comprise of the following approximate net internal area:

Ground Floor 12 sq. m (129 sq. ft)

Basement 13 sq. m (140 sq. ft)

Total 25 sq.m (269 sq. ft)

EPC

The Energy Performance Certificate rating is currently E

Utilities

The property is served by mains electricity, and water.

Lease

This commercial property leasehold is available for £7,500 per annum on full repairing and insuring terms for a minimum of five years.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value of £1,450

Entry

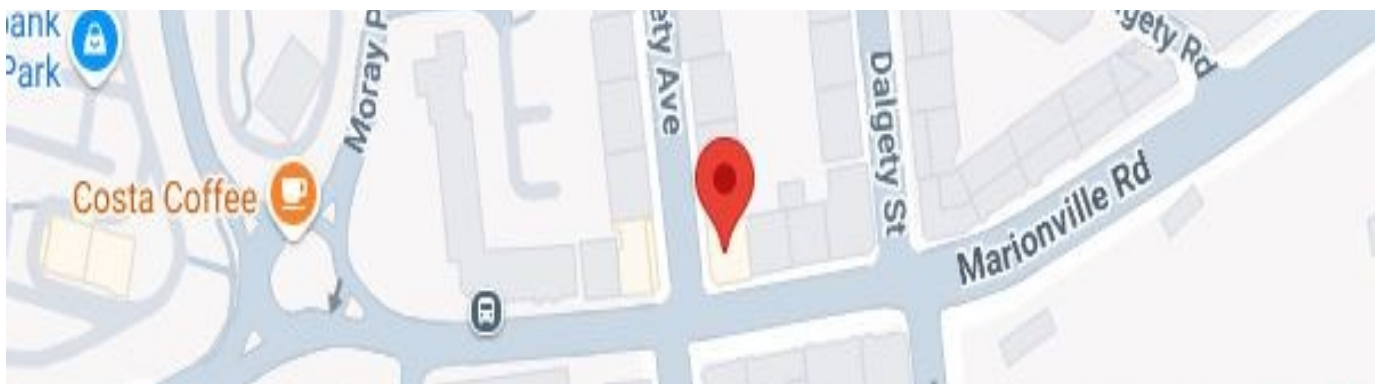
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents Ltd.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

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These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

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