





EXTENSIVE RETAIL UNIT - TO LET

201-205 Whitehouse Road, Edinburgh EH4 6BU



-  Highly prominent location within one of Edinburgh's most affluent suburbs
-  Situated adjacent to A90/A902 junction, one of the main arterial routes into Edinburgh city centre
-  Ground: 2,885 sq ft, First: 1,302 sq ft
-  Potential for alternative uses



Location

The subjects occupy a prominent roadside position on Whitehouse Road within the affluent Barnton area of Edinburgh, approximately 4.5 miles west of the city centre. This extremely busy location is situated next to the junction between the A90 (the arterial route from the Forth Road Bridge into and out of Edinburgh's city centre) and the A902 (leading to the M8 and M9 motorway networks).

The property occupies a highly visible corner position on the junction of Whitehouse Road and Barnton Grove. Whitehouse Road is a popular secondary retail parade, facilitating the Barnton, Braepark and Cramond suburbs.

The parade is home to a mix of independent and national retailers, with occupiers including **Scotmid, Barnton Pharmacy & Travel Clinic, Post Office, Raymond Hairdressers** and **The Royal Dynasty Chinese Takeaway**.

Also within the vicinity are the Royal Burgess and Bruntsfield golf courses and Cargilfield School.

Description

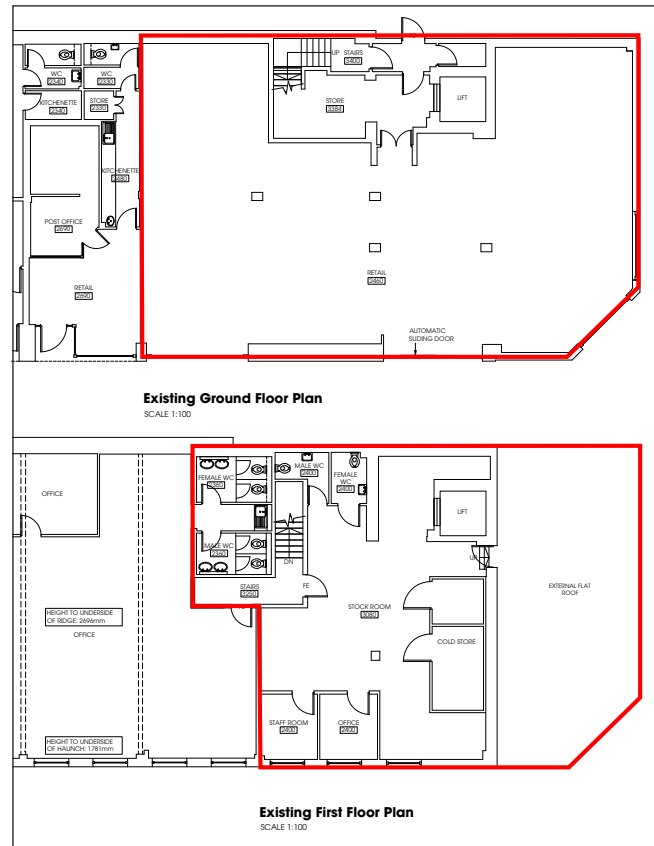
The property comprises a two-storey brick building with the south section of the property clad in part with red brick and the north side part rendered. The south section of the property is surmounted by a pitched, insulated metal clad roof, whereas the north section of the property has a flat roof covering.

The subjects include a substantial ground floor corner frontaged retail space which benefits from four large window displays, goods lift access to the first floor and rear pedestrian access for deliveries. In addition, the first floor consists of a staff room/WCs and a walk-in refrigeration unit.

Accommodation

The property extends to the following approximate net internal floor areas:

Ground Floor	2,885 sq ft	(268 sq m)
First Floor	1,302 sq ft	(121 sq m)
Total	4,187 sq ft	(389 sq m)



Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use.

The property may however be suitable for alternative uses (subject to consents). Parties who wish to make further planning enquiries are advised to speak directly to the Local Planning Authority.

Lease

Availability by way of sub-lease/assignment to expiry of the current lease 21/08/26 or a new lease direct with the landlord.



Rent

The subjects are offered on a Full Repairing and Insuring basis, incorporating 5 yearly rent reviews at an initial rent of **£65,102.17 per annum**.

Service Charge

Managing agents have been appointed in relation to the property and costs incurred in the management, maintenance, upkeep and provision of certain services are recovered via a service charge.

Based on the 2020-2021 service charge budget we estimate non-recoverable service charge in respect of the subjects amounts to approx **£3,500 per annum**.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£52,500**. (Each new occupier has the right of appeal against this figure).

Based on the intermediate property rate of 50.3p, this rateable value will result in an estimated rates liability in financial year 2021/22 of **£26,407**.

Energy Performance Certificate

A copy of the EPC certificate can be provided on request.

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641 or our joint letting agents Shepherds - 0131 225 1234.



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