

ON THE INSTRUCTIONS OF ICELAND FOODS LTD
TO LET
SUBSTANTIAL COMMERCIAL PREMISES
7 DRUM STREET, GILMERTON
EDINBURGH EH17 8QQ

LOCATION

The subjects are located in a very prominent position at the junction with Ferniehill Drive, and lies close to Morrisons, Aldi and adjacent to Iceland. The subjects are also close to a new and substantial residential development with an allocation of 6,000 houses, all within a five minute drive time.

DESCRIPTION

The property is of steel frame construction, block infill and sandstone cladding under a mansard slated and flat roof. The subjects have access to a 103 space car park from Drum Street.

ACCOMMODATION

The unit has the following area:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	1018.72 sq.m	10,965 sq.ft

EPC

Available upon request.

VAT

The prices, rents and premises are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs, with the ingoing tenant being responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT thereon.

LEASE TERMS

The subjects are being offered on a new Sub-Lease until Mid 2027.

RENT On application.



RATING ASSESSMENT

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE	£152,750
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CPC Ltd gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the purchaser should rely upon their own enquiries with the Local Rating Authority.

ANTI-MONEY LAUNDERING REGULATIONS

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

DATE OF ENTRY

By Arrangement.

VIEWING

STRICTLY by appointment with the sole letting agents.

Contact:

Colin Crichton FRICS

Mobile:

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Email:

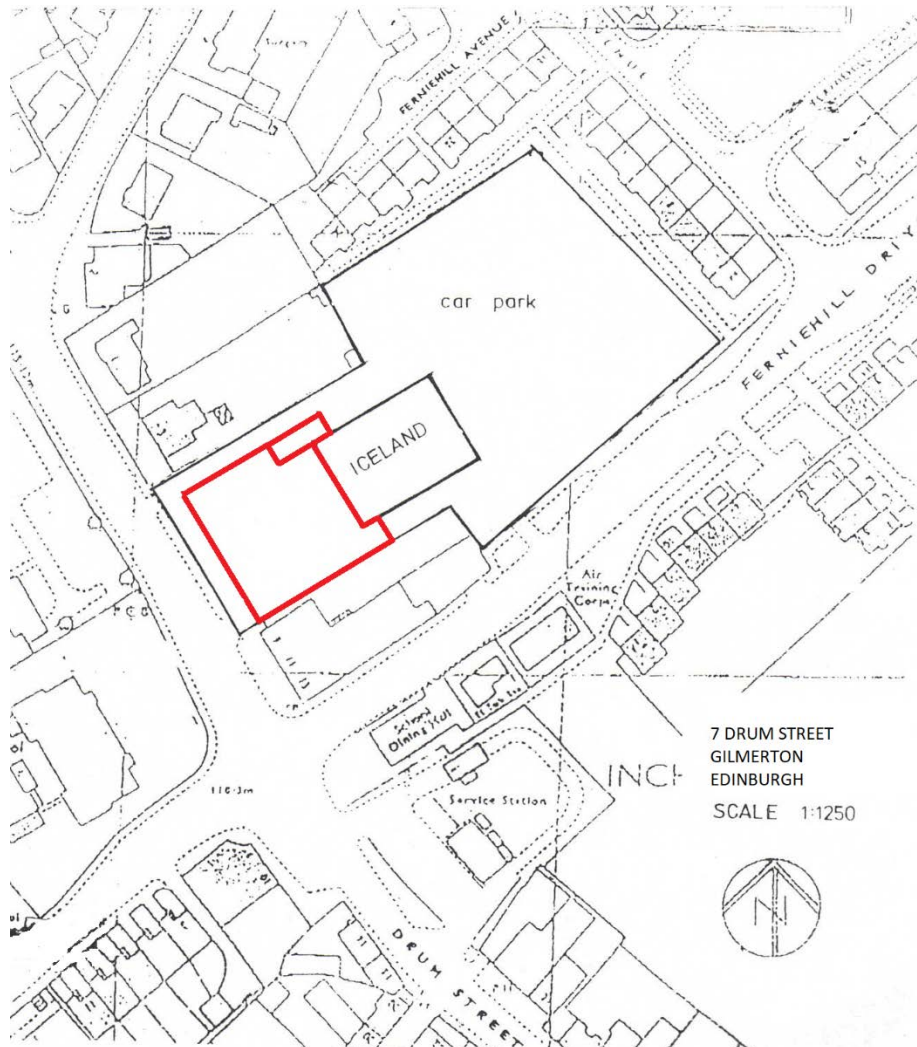
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SCALE 1:1250

