



FOR SALE CLASS 1A USE

**40 MAGDALENE DRIVE,
EDINBURGH,
EH15 3DZ**

- Class 1A former bakery
- Self-contained unit suitable for a variety of uses
- NIA: 81.40 sq m (876 sq ft)
- Offers over £70,000 excl of VAT

LOCATION

40 Magdalene Drive is near the popular suburbs of Portobello and Duddingston, with easy access to the A1 which leads to the A702 Edinburgh bypass and wider Scottish motorway network.

Portobello is a popular suburb of Edinburgh located approximately three miles east of the city centre and benefits from a busy high street. More specifically, Magdalene drive is located approximately 450m east of the A6101 that connects Danderhall and Portobello

DESCRIPTION

The property comprises an end-terraced ground floor and single storey retail unit of traditional stone construction, surmounted by a flat roof with what appears to be a bituminous felt or similar type covering. The property is situated within a local neighbourhood retail parade.

the subjects were formally used as a bakery premises and comprise an open plan serving/sales section to the front with rear kitchen, preparation and storage space, with a single W/C and wash basin to the far left-hand side of the unit.

ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the Net Internal Area of the subjects to be 81.40 sq m (876 sq ft)



SALE PRICE

Our client is seeking offers over £70,000 for the outright purchase of their heritable interest.

NON-DOMESTIC RATES

According to the Scottish Assessors Association website, the property has a rateable value of £7,300 per annum, meaning any prospective occupier may benefit from 100% rates relief in line with the Scottish Small Business Bonus Scheme.

VAT

The prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole letting agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. For reference, the property has an energy rating of C.



REFERENCE:

ESA3223

DATE OF PUBLICATION:

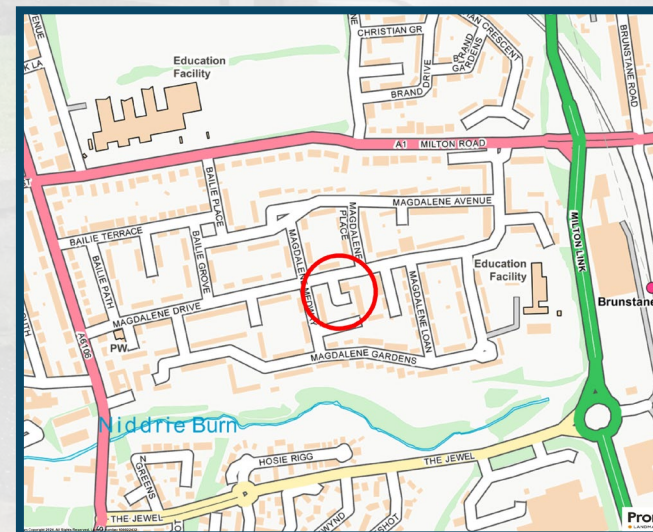
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