# DMHALL

To Let / Sub-Lease

Class 1A



10A Bankhead Avenue Edinburgh EH11 4HD

102.42 SQ M 1,102 SQ FT

## **Property Details**

- New sub-lease available for term to be negotiated
- Flexible space suitable for a variety of class
  1A uses
- Excellent location just off Calder Road and in neighbouring proximity to Bankhead Industrial Estate
- Offers over £10,000 per annum (exc. of VAT

#### **LOCATION:**

The subjects are situated within the popular Sighthill area of Edinburgh, approximately 3 miles south-west of Edinburgh's City Centre, as well as being located a short 0.6 miles from the primary Hermiston Gate roundabout.

#### **DESCRIPTION:**

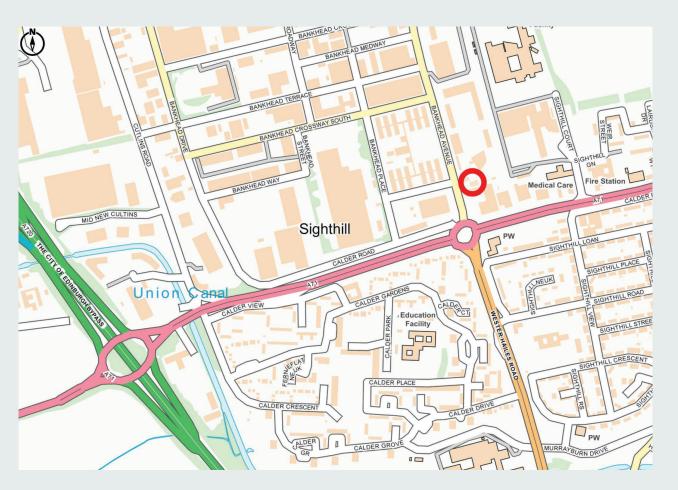
The subjects comprise a single storey semi-detached premises surmounted under a flat roof with what we assume to be a bituminous felt or similar type covering.

Internally, the property benefits from a mix of open plan space to the front with portioned off space to the rear, where a small kitchenette and 2 x W/C compartments are located. The premises may be suitable for a variety of class 1A uses

#### **ACCOMMODATION & FLOOR AREAS:**

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, storage, W/Cs, kitchenette	102.42	1,102





## Property Details

#### **SERVICES:**

LEASE TERMS:

The subjects are available by way of a new sub-lease/licence to occupy for £10,000 per annum (exc. of VAT) for a term to be agreed.

#### **ENERGY PERFORMANCE:**

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

#### **NON-DOMESTIC RATES:**

According to the Scottish Assessors' Association website, the subjects are noted to have a rateable value of £6,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

#### **PROPOSAL:**

Al proposals to sub-lease should be directed towards the sole agents at the below details.

#### **LEGAL COSTS:**

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

All prices quoted are exclusive of VAT which maybe chargeable.

#### **VIEWING ARRANGEMENTS:**

Strictly by contacting the sole selling/letting agents:-

## Make an enquiry

Oliver Lawson MSC MRICS Justin Akugbo

Edinburghagency@dmhall.co.uk

### **DM Hall Commercial**

17 Corstorphine Road Murrayburgh House Edinburgh, EH12 6DD

0131 624 6130





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 alls 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 relies upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors