

**10 MAIN STREET,  
DAVIDSON'S MAINS,**

**TO LET  
SHOP**



**EDINBURGH EH4 5BY**

- **PRIME TRADING LOCATION**
- **CLOSE TO TESCO**
- **NEWLY REFURBISHED SHOP UNIT**



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**links**

**COMMERCIAL  
PROPERTY  
CONSULTANTS**

# 10 MAIN STREET, DAVIDSON'S MAINS, EDINBURGH

## Location:

The subjects are situated within Davidson's Mains, a quality residential district lying approximately 3.5 miles from the north west of Edinburgh city centre.

Davidson's Mains is a well established quality retail location. Local retailers include Tesco, Costa Coffee, Greggs, Black and Lizars and Timpson, plus a wide range of specialist retail and service concerns.

The property is situated at the roundabout and pedestrian crossings, at the junction of Main Street, Quality Street and Cramond Road South. The subjects lie adjacent to CHSS charity shop, opposite Costa Coffee and Black & Lizars.

## Description:

A refurbished single windowed shop, plus an open area to front. Internally, the unit is of open plan, plus store / tea prep area and a WC apartment to rear.

The shop has recently been extensively improved to provide a quality retail unit.

The specification includes a large double glazed window, lined walls (ready for decoration), recessed ceiling lighting. A small tea prep area to rear, plus a WC.

Externally, there is provision for tenant's signage, plus exterior lighting. The upgraded patio area to front gives a quality setting for the premises and could be utilised for additional promotion/display purposes.

## Accommodation:

We assess the net internal areas as follows:-

Gross Frontage	6.66 m	(21.9 ft)
Net Frontage	0.66 m	(7.9 ft)
Sales Area	41.38 sq m	(445 sq ft)
Staff Storage	2.25 sq m	(24 sq ft)

## Planning:

We understand that the premises currently have Class 1 (Retail) consent. Other uses may be considered subject to obtaining the appropriate planning consent. We recommend any enquiries with regards to the planning be directed to the City of Edinburgh Council, Planning Department.

## Assessment:

The subjects are to be re-assessed.

Using local evidence, we would envisage the assessment to be in the order of £12,500 - £13,000.

Note - enquirers should verify this independently.

Due to the Small Business Bonus Scheme, we would expect that a qualifying tenant would benefit from 100% rates relief for the current financial year.

## Energy Performance Certificate:

EPC Rating = G

# TO LET SHOP

## Lease:

A new Full Repairing and Insuring lease is available for a minimum period of 5 years.

## Rent:

Offers in excess of £12,000 per annum.

## VAT:

We are advised that the subjects are not registered for VAT.

## Legal Costs:

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

## Entry:

Immediate.

## Viewing:

Apply Sole Letting Agents.

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## Details prepared:

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## MISREPRESENTATION

Links CPC LLP give notice to anyone who may read these particulars as follows

1 These particulars are prepared for the guidance only of prospective tenants or purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.

2 Any information contained or referred to herein (whether text plans images) is given in good faith but should not be relied upon as being a statement of representation of fact.

3 Nothing in these particulars shall be deemed to be that the property is in good condition, or otherwise, nor that any services or facilities are in good working order.

4 The images appearing in these particulars show only certain parts of the the property at the time when the images were taken. Certain aspects may have changed since the images were taken and it should not be assumed that the property remains precisely as displayed in the images. Furthermore no assumptions should be made in respect of parts of the property which are not shown on the images.

5 Any areas, measurements or distances referred to are approximate.

6 Where there is reference in these particulars to alterations being carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters should be checked by an intended tenant or purchaser.

7 Descriptions of property are subjective and the descriptions herein are given in good faith as an opinion and not as a statement of fact.