

TO LET

RETAIL / COMMERCIAL PROPERTY

North Sighthill, Edinburgh



Location

North Sighthill is located approximately 5 miles west of Edinburgh city centre adjacent to Calder Road / A71 providing vehicle access to the city centre to the east and west to the city bypass and the motorway network beyond. Calder Road is a major arterial road and bus route to Edinburgh city centre with further public transport provided by tram adjacent to Bankhead Drive, a short distance to the north of the property. Surrounding occupiers include Edinburgh College, Napier University and Sighthill Health Centre

North Sighthill

North Sighthill represents a £35M investment over a 4 year period through a partnership between the City of Edinburgh Council and ENGIE. Council investment in the project will exceed £18M and will deliver 184 affordable homes (a mixture of social and mid-market rent) provided through 149 flats and 35 family homes. Keepmoat Homes will also deliver 132 private homes for sale on the site providing 59 flats and 73 family homes. The development is currently nearing completion.



You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote reference number 12-0913. ITS can also give information on community language translations. For additional copies in English, please phone 0131 316 5070.



Accommodation

Retail units will be provided on the ground floor of Block 1, a 4 storey block providing 56 flats on the western edge of the site. The retail units will be provided in serviced shell condition with large glazed frontage. The Gross Internal Floor areas of the units extend to the following approximate areas:

Unit 1: 95.12 sqm / 1,024 sqft **UNDER OFFER**

Unit 2: 62.37 sqm / 671 sqft **UNDER OFFER**

Unit 3: 79.09 sqm / 851 sqft **LAST REMAINING UNIT**

Unit 3 is the last remaining unit and parking (not dedicated) is available to the front with bin storage to the rear.

Rent

Unit 3 is the last remaining unit and is available by way of a new full repairing and insuring lease. Rental terms are available on request.

Service Charge

A small annual service charge covering common parts of the building block with residential accommodation above the retail units will be payable, reviewed annually. The percentage contributions payable are; Unit 1: 2.42%, Unit 2: 1.59% and Unit 3: 2.01%.

Non Domestic Rates

The incoming tenant will be liable for payment of Non-Domestic rates. The property is still to be assessed for rating purposes with details available from Lothian Valuation Joint Board in due course.

Energy Performance Certificate

The energy performance of the building will be assessed upon completion.

Details for submitting offers

- Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date.
- When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
- Offers must be submitted using an Offer to Let Form (available upon request) and sent by email to offers@edinburgh.gov.uk. The subject line of the email should state 'Closing Date Offer – North Sighthill, Edinburgh, Unit 3 to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
- An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date.
- Hand delivered offers and offers by post will not be accepted
- The Council does not bind itself to accept the highest or any offer.
- Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
- The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.

Planning

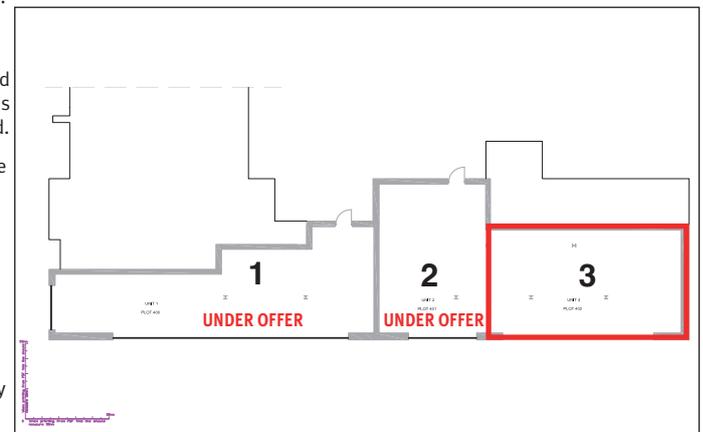
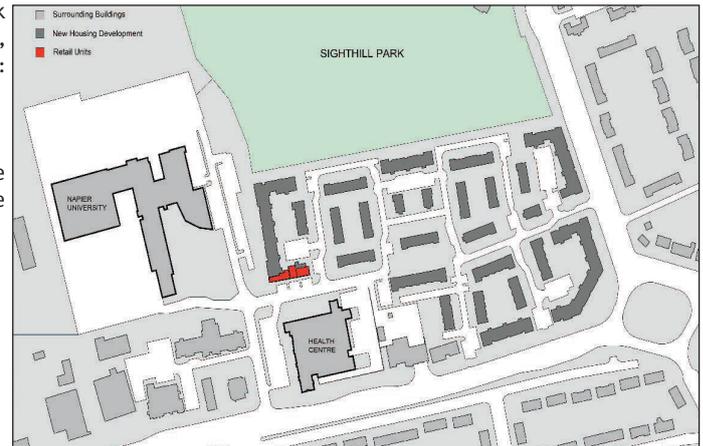
We understand that the property has been granted a Class 1 consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997. Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting local planning authority at planning@edinburgh.gov.uk or 0131 529 3550.

Fees

The incoming tenant will be responsible for the Council's reasonably incurred legal and surveyors fees and expenses in connection with the transaction together with LBTT and Registration Dues where applicable.

Viewing and Further Information

For further information or to arrange a viewing please contact Neil Gordon, Investment Portfolio Officer, email: neil.gordon@edinburgh.gov.uk or Mark Bulloch, Portfolio Manager, Investments, email: mark.bulloch@edinburgh.gov.uk



These particulars do not form any part of any contract and none of the statements in them regarding the property is to be relied upon as a representation of fact.

Any intending purchaser must satisfy themselves by inspecting or otherwise, as to the correctness of each of the statements contained in these particulars.

In accordance with the terms of the Requirements of the Writing (Scotland) Act 1995, these particulars are neither intended to create nor be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of missives between respective solicitors.