

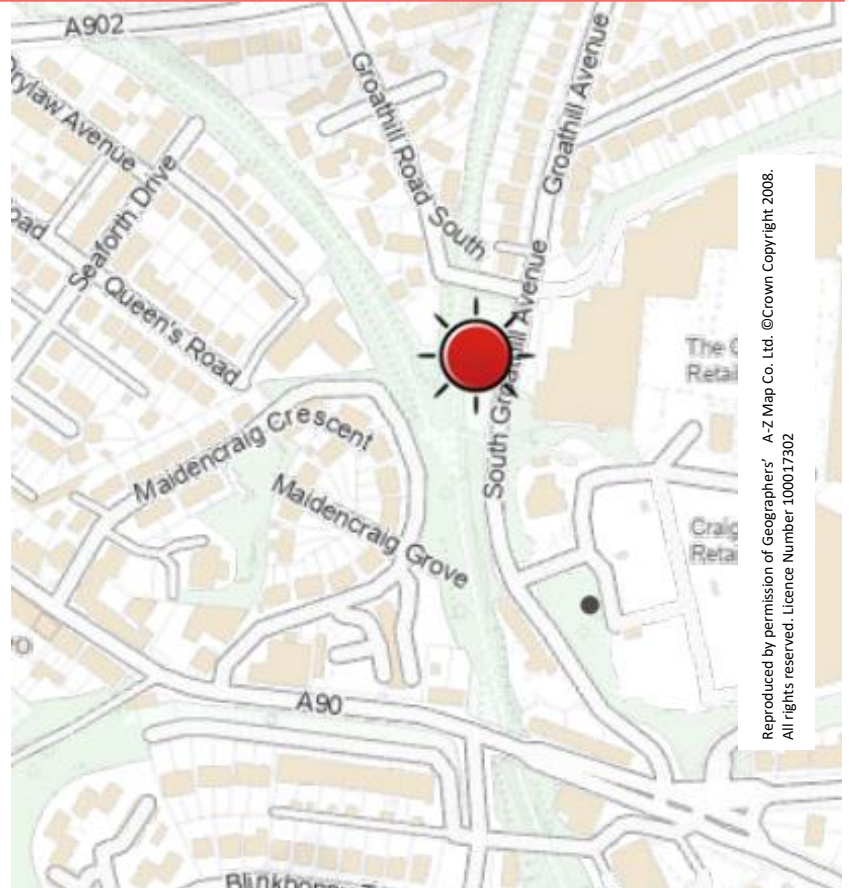
# To Let

## Roadside Yard: South Groathill Avenue, Edinburgh

**CLOSING DATE: WED 18th DECEMBER 12 NOON/MIDDAY**



**Site Plan**



**Location Plan**

### **Location**

South Groathill Avenue is conveniently located three miles to the west of Edinburgh City Centre in between the busy thoroughfare arterial routes of Telford Road (A902) to the north and Queensferry Road (A90) to the South with the Craighleith Retail Park lying immediately to the east. The site presents an opportunity for a variety of uses subject to obtaining any necessary consents.

### **Description**

The yard comprises a circa 0.41 acre / 1,666.40 sq.m (0.17 Hectare) generally level site with a mix of perimeter fencing types and a metal vehicular gate opening.

### **Rateable Value**

The yard has a current rateable value of £7,000 effective from 1<sup>st</sup> April 2023. Further details can be obtained from the Assessor on 0131 344 2500 or alternatively [www.saa.gov.uk](http://www.saa.gov.uk). *Subject to individual eligibility*, the property may qualify for non-domestic rates relief under the Small Business Bonus Scheme effective from 1<sup>st</sup> April 2023. Clarification should be sought from the Business Rates Team on 0131 608 1133 or via email at: [nondomesticrates@edinburgh.gov.uk](mailto:nondomesticrates@edinburgh.gov.uk)

## Planning

Applicants must wholly satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk).

## Terms

The yard is offered on a full repairing and insuring basis (FRI) for a term to be agreed. A tenant deposit will be payable prior to the date of entry. For the avoidance of doubt, the yard is offered for let in its present condition.

## Rent

Offers in excess of **£9,500** per annum (exclusive of VAT & Non-Domestic rates) are invited. A deposit will be payable prior to taking entry.

## Viewing & Contact information

The yard may be viewed by appointment with Neil Gordon who can be contacted via email: [neil.gordon@edinburgh.gov.uk](mailto:neil.gordon@edinburgh.gov.uk) or by contacting Commercial Property via email : [commercial.property@edinburgh.gov.uk](mailto:commercial.property@edinburgh.gov.uk)

## Fees

The ingoing tenant will be responsible for the Council's reasonably incurred Legal & Surveyors fees and expenses in connection with the transaction, together with any Land and Buildings Transaction Tax and registration dues where applicable.

## Details for Submitting Offers:

1. 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 (*offers should not be submitted before a closing date has been set*).
2. 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.
3. Offers must be submitted using an **Offer to Let Form** (available on request) and sent by email to [offers@edinburgh.gov.uk](mailto:offers@edinburgh.gov.uk)  
The subject line of the email should state '**Closing Date Offer – South Groathill Avenue**' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
4. 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
5. Hand delivered offers and offers by post will not be accepted
6. The Council does not bind itself to accept the highest or any offer.
7. Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
8. 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.

*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 the property address. ITS can also give information on community language translations.*

