

TO LET

Garage/ Workshop

3 Pinkhill, Edinburgh, EH12 7BA

Approximate Gross Internal Area: 68.52 m² (737.54 sq.ft.)



Location

The premises are located approximately 3.7 km (2.3 miles) to the west of the city centre in the Corstorphine area of Edinburgh. The building is located on the eastern side of Pinkhill, accessible from either Costorphine Road or Traquair Park East. The location is well served by public transport and is within a short travelling distance of the City Bypass, M8 and M9.

Description

The subject, a former railway ticket office, comprises a single storey Garage/ Workshop unit. The unit is accessed by a sliding vehicle door and pedestrian door to the rear of the building. Internally, the property provides a workshop area, two storage rooms, and WC facilities. Externally, the property benefits from a small enclosed yard to the rear elevation with space for several vehicles, additionally, on street parking is available on Pinkhill itself.

Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the Gross Internal Area as 68.52 m². (737.54 sq.ft).

Rateable Value

We understand that the subjects have a rateable value of £3,150 with effect from 1 April 2023. Further details on rateable value, rate poundage and rates relief can be found at www.saa.gov.uk or 0131 344 2500.

Planning

Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Department 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.

Terms

The premises will be offered on a Full Repairing and Insuring (FRI) lease for a negotiable duration (minimum 12 months). The Council will insure the property and the premium will be recovered from the tenant. The tenant will be responsible for contents and all other insurances.

Services

Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant. The tenant must satisfy themselves of the condition and suitability of the services.

Rent

Offers in excess of £6,600 per annum (exclusive of VAT, rates, buildings insurance and service charge) are invited.

Energy Performance Certificate

Currently under assessment and available upon request.

Viewing

The unit may be viewed by appointment with Greg Manson, Estates Surveyor who can be contacted on greg.manson@edinburgh.gov.uk or 0131 529 5774.

Fees

Each party will be responsible for their own fees and expenses in connection with the transaction. The incoming tenant will be responsible for 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.
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 and sent by email to offers@edinburgh.gov.uk. The subject line of the email should state 'Closing Date Offer – 3 Pinkhill' 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.

