

Proposed layout - For indicative purposes only

Retail Units To Let / Site For Sale

Neighbourhood Retail Opportunities East Craigs, Edinburgh

- Redevelopment proposal
- Located in an established residential area
- 77 adjacent residential dwellings planned
- 44 car parking spaces
- 102.19 - 710.10 Sq M (1,100 - 7,643 Sq Ft)
- Flexible accommodation



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Location

East Craigs is a popular residential suburb of Edinburgh to the north-west of the city. The area lies to the east of the A902, Maybury Road, which provides the link to Barnton and the Forth Road Bridge to the north and The Gyle Shopping Centre to the south.

The site is located in the centre of the East Craigs area and is surrounded by a large number of family houses and low-rise flats that were constructed in the 1970s and 1980s. To the east of the site is East Craigs Primary School that was built in 1979 to accommodate the influx of families moving into newly-built housing nearby.

Description

This re-development proposal comprises a former supermarket with associated car parking and service yard together with a parade of small retail units. A planning application has been lodged for the demolition of the existing properties and for the development of a mix of retail and residential accommodation.

The retail element comprises 0.7 acres and is prominently located at the entrance to the development adjacent to an established and popular public house and the local medical centre. Approximately 7,000 sq ft of modern, flexible retail accommodation can be provided together with 44 car parking spaces.

The area is easily accessed by car from the surrounding road network and the site is well served by a regular bus service connecting East Craigs to the city centre via Corstorphine and Haymarket.

Leasehold Terms

Leasehold offers are invited for either the whole or part of the retail accommodation.

Freehold Terms

The circa 0.7 acre retail element of the scheme is available to purchase. Our client is seeking offers in excess of £600,000 exclusive of VAT.

Rateable Value

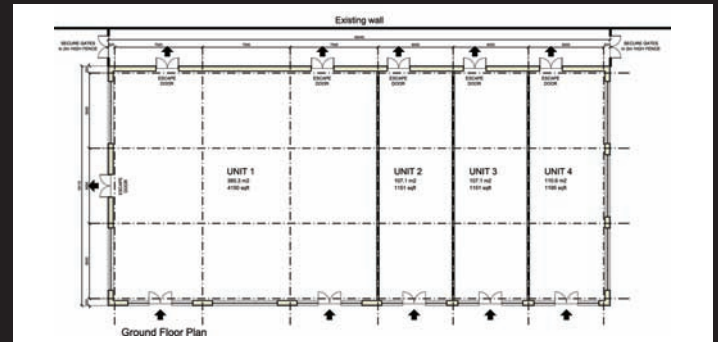
The rateable value for any newly created retail units shall be assessed on occupation.

Legal Costs

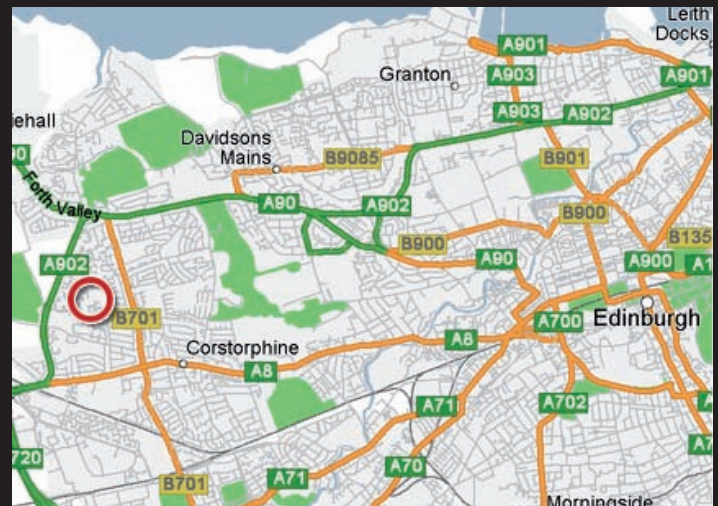
Each party is responsible for their own legal costs incurred with any potential tenant or purchaser being responsible for any stamp duty, land tax, recording dues and VAT as applicable.



Proposed Elevation



Proposed Plan



Location Plan

For further information or to arrange a viewing please contact:

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