TO LET

32 Station Road, Queensferry, CH5 1SX

Ground floor premises 93.3m² (1,006 sq ft)







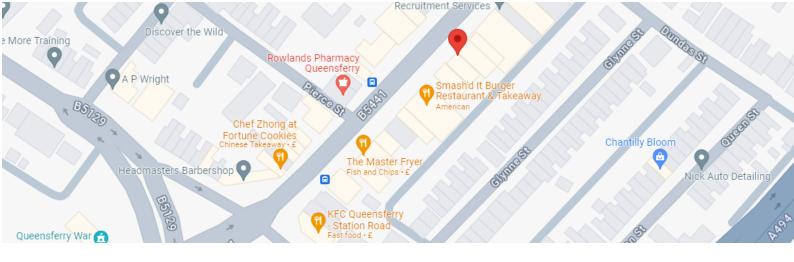


Popular Neighbourhood Shopping District

- Well established neighbourhood shopping district supported by densely populated housing
- Good traffic flows, street parking, suitable for retail / food uses
- Benefits from rear access for loading/ deliveries
- Full height double glazed frontage



REAL ESTATE CONSULTANTS



LOCATION

The property is located on Station Road within a central position and popular area for mixed-use occupiers including KFC, Roland's Pharmacy, Spar Queensferry, Domino's Pizza and adjoins Gemini Blinds along with various other of local occupiers as shown on the attached location plan.

DESCRIPTION

The property provides a mid-terraced ground floor shop premises providing a long open plan rectangle. The premises benefits from full height double-glazed frontage with security shutters, some strip lighting, spotlights, kitchen area, storage, separate WC. There is also a rear access for loading and bin store area.

ACCOMMODATION

The premises provides the following approximate areas and dimensions:

	M²	SQ FT
Ground Floor Area	93.30 m ²	1006 ft ²

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including, electricity, gas, mains water and drainage.

RATEABLE VALUE

The premises have a current Rateable Value of £5,800

PLANNING

We understand the property has the benefit of retail uses, other uses, including food takeaway will be considered subject to obtaining planning permission.

TERMS

The property is available to let on a new full repairing and insuring lease subject to negotiation.

RENTAL

The premises is available at a rental of

£12,000 per annum

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd

Tel: 0151 319 2424 Mob: 07702 131 701

Contact: Jonathan Owen

CALL OR EMAIL TO DISCUSS YOUR PROPERTY REQUIREMENTS IN FURTHER DETAIL JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR

07702 131 701 / 0151 319 2424 jonathan@jorealestate.co.uk

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