



# RETAIL LEASE AVAILABLE

2 Warrender Park Road, Edinburgh, EH9 1HG



## Location

The unit is prominently located on Warrender Park Road in the Marchmont area of Edinburgh, approximately 1 mile south of the City Centre. Nearby operators include Marchmont Hardware, The Argyle Bar and Eddie's seafood market.

## Existing Lease Terms

The current lease expires in March 2027 however the landlord is open to agreeing an extension, subject to the tenant.

## Description

The unit comprises a well-presented double windowed retail unit with a spacious open plan sales area at the front with a small office to the rear. The basement is accessed via stairs and is used for storage. There is also a good sized WC.

## Passing Annual Rent

£14,500

## Premium

N/A

Planning  
Class 1A

EPC  
On application.

Rateable Value  
£8,100

Approx Areas

Ground Floor 424 sq ft  
Basement 322 sq ft





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### Anti Money Laundering

The money laundering, terrorist financing and transfer of funds (information of the payer) came into force in June 2017. This requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser (s) will need to provide as a minimum, proof of identity and residence.

#### For viewings please contact:

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Property Agents

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