

# Lot 50

£26,500 per annum  
exclusive (1)

## 50 St John's Road, Corstorphine, Edinburgh, Scotland EH12 6PB

Heritable Retail Investment

To be a  
Dental Surgery



### Key Details

- Prominent corner location
- Popular Edinburgh suburb
- To be let to Vermilion - The Smile Experts Limited
- Close to Edinburgh Zoo
- VAT-free investment

On Behalf of



Mapeley

### Location

Miles: 3 miles west of Edinburgh city centre  
10 miles east of Livingston  
47 miles east of Glasgow

Roads: A8, M8, A90

Rail: Edinburgh Gateway, Park & Haymarket Stations

Air: Edinburgh Airport

### Situation

Corstorphine is a predominantly residential suburb located 3 miles west of Edinburgh city centre, 10 miles east of Livingston and 47 miles east of Glasgow. Corstorphine is located on the A8 St John's Road with Edinburgh Airport 3 miles to the west, Murrayfield Stadium 1.5 miles to the south-east and Edinburgh Zoo 0.5 miles to the east. The property is located in a mixed residential/commercial area on St John's Road (A8), at its junction with Belgrave Terrace and nearby occupiers include Costa, Sainsbury's, Subway, Greggs, TSB and Nationwide.

### Description

The property comprises a ground floor dental surgery.

### Tenure

Heritable.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

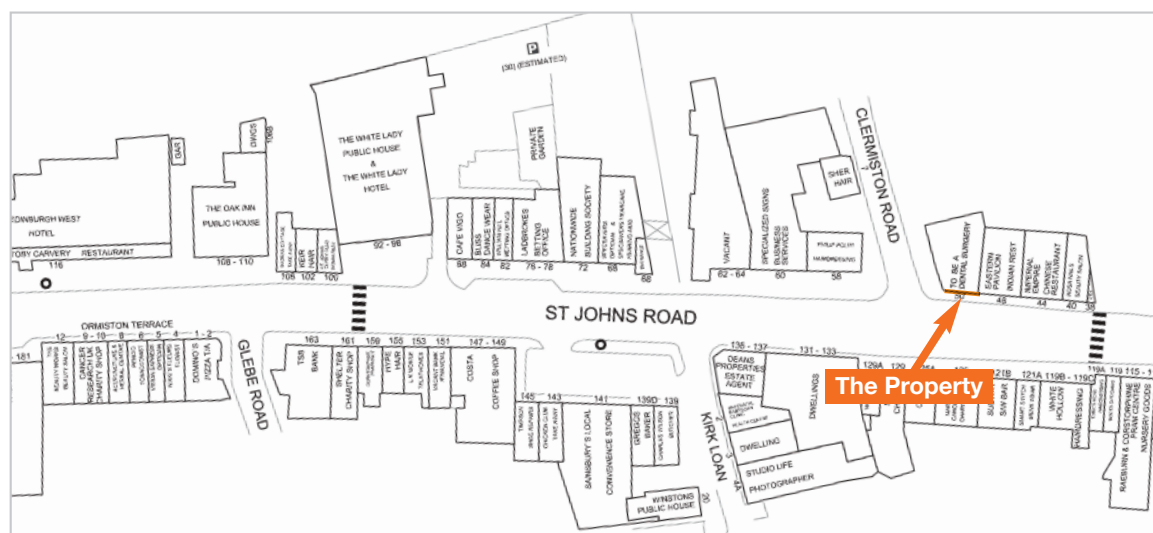
### Energy Performance Certificate

Available from the legal pack at acutis.co.uk.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	125 sq m (1,345 sq ft)	VERMILION – THE SMILE EXPERTS LIMITED (2)	10 years from 2018 on a full repairing and insuring lease subject to a schedule of condition (1)	£26,500 (1)	2023
<b>Total</b>		<b>125 sq m (1,345 sq ft)</b>			<b>£26,500</b>	

- (1) Terms for a new 10 year lease have been agreed and are currently in solicitors hands, due to complete imminently. Tenants will have an option to determine in the 5th year upon 6 months' notice and a rent free period of 3 months and 10 weeks. The seller will adjust the completion monies so that the unit effectively produces £26,500 per annum from completion of the sale.
- (2) Private dental referral clinics with sites in Edinburgh and Kelso (Source : [www.vermilion.co.uk](http://www.vermilion.co.uk)).



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