



UNIT 3 THE ENLER CENTRE, CRAIGLEITH DRIVE, DUNDONALD, BT16 2QP



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Location

The subject property forms part of a popular neighbourhood scheme known as the Enler Complex, which incorporates a Health Centre, Spar, Boots Chemist, a Café and a Fish & Chip Shop. The scheme also benefits from a large car park.

Description

The property has been finished to include electronically operated roller shutter to the front, plastered and painted walls, suspended ceilings with integrated strip lighting, and gas heating.

The property was previously used as a tanning salon and benefits from numerous partitioned tanning booths..

Accommodation

We calculate the approximate Net Internal Areas to be as follows:-

Sales Area:	65.61 sq m	(706 sq ft)
Rear Store:	5.10 sq m	(55 sq ft)
Second Rear Store:	3.57 sq m	(38 sq ft)
Total:	74.28 sq m	(800 sq ft)

Rent

Offers invited in the region of £9,500 per annum.

Repairs

Tenant to be responsible for both interior and exterior repair.

VAT

All figures quoted are exclusive of VAT, which is payable thereon.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with a proportionate part of the upkeep, maintenance, repair and cleaning of the development of which the subject premises forms part, together with re-payment of building insurance and Agents' Management Fees, calculated at 5% plus VAT of the annual rent.

Rates

NAV: £4,750

Rate in £ (2019-2020): 0.569837

Rates Payable: £2,707 per annum approx..

This property should benefit from a 25% reduction in rates payable, due to the Small Business Rates Relief Scheme, due to the NAV of the property being between £2,000 and £5,000. We recommend that you verify these figures, however, with Land & Property Services (Tel: 0300 200 7801).

Viewing

Strictly by appointment with the sole letting agents-

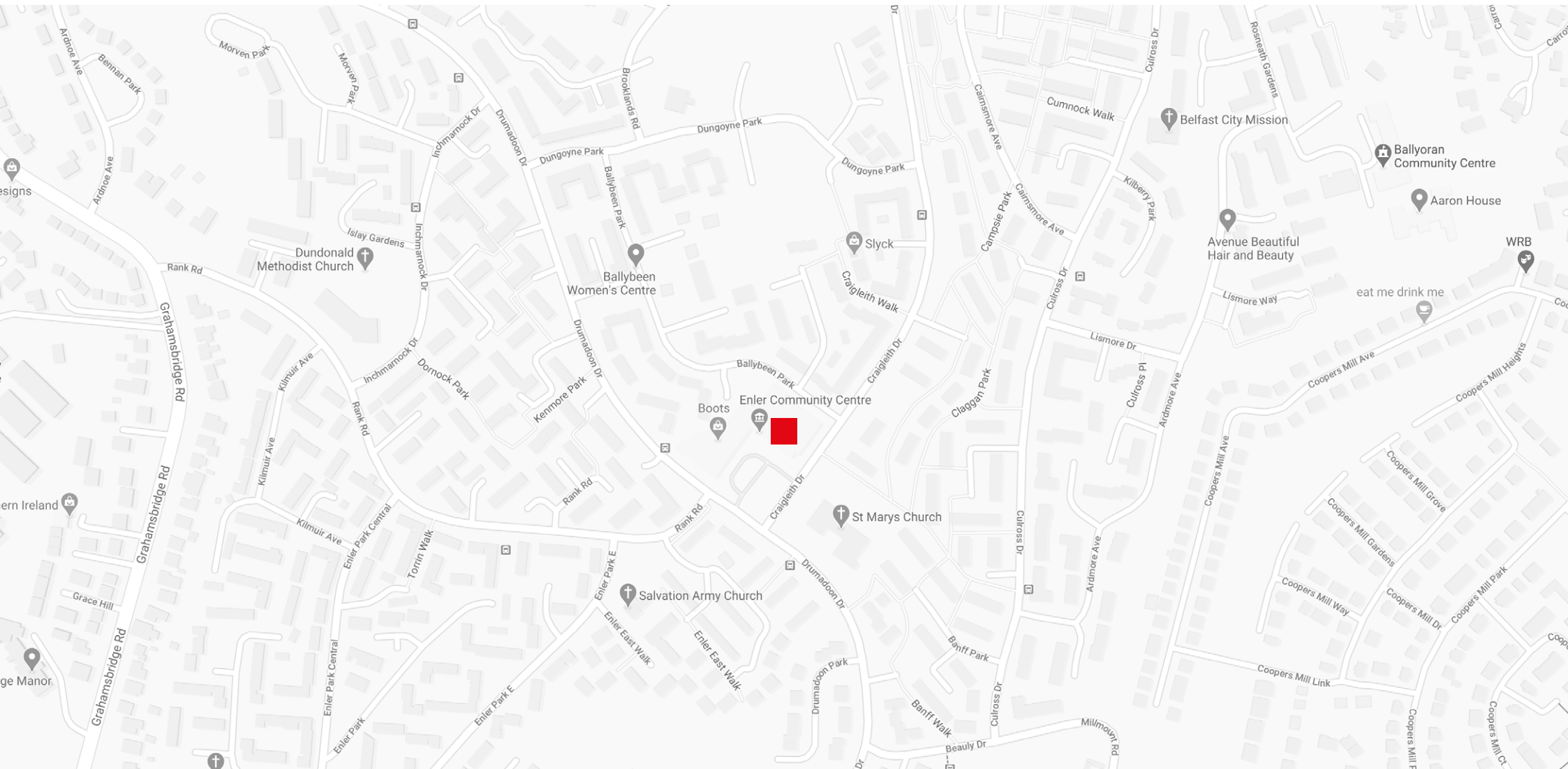
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For further information please contact:

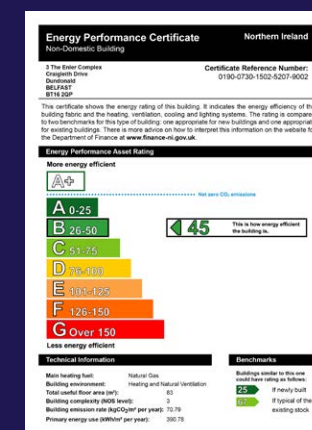
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EPC



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