



FALCONER

PROPERTY CONSULTANTS

**35 HOPETOUN ROAD,
SOUTH QUEENSFERRY
EH30 9RB**

TO LET

- LEASE FROM £10,000 PER ANNUM
- 547 FT²
- PRIME LOCATION
- LARGE GLAZED FRONTAGE
- 100% RATES RELIEF(SUBJECT TO QUALIFICATION)



LOCATION

South Queensferry is a town to the west of Edinburgh, Scotland, traditionally a royal burgh of West Lothian. It lies ten miles to the north-west of Edinburgh city centre, on the shore of the Firth of Forth between the Forth Bridge, Forth Road Bridge and the Queensferry Crossing. The prefix South serves to distinguish it from North Queensferry, on the opposite shore of the Forth.

Its population at the 2011 census was 9,026 based on the 2010 definition of the locality which in addition to the burgh includes Dalmeny.

The subjects are located on the southern side of Hopetoun Road at its junctions with Shore Road.

DESCRIPTION

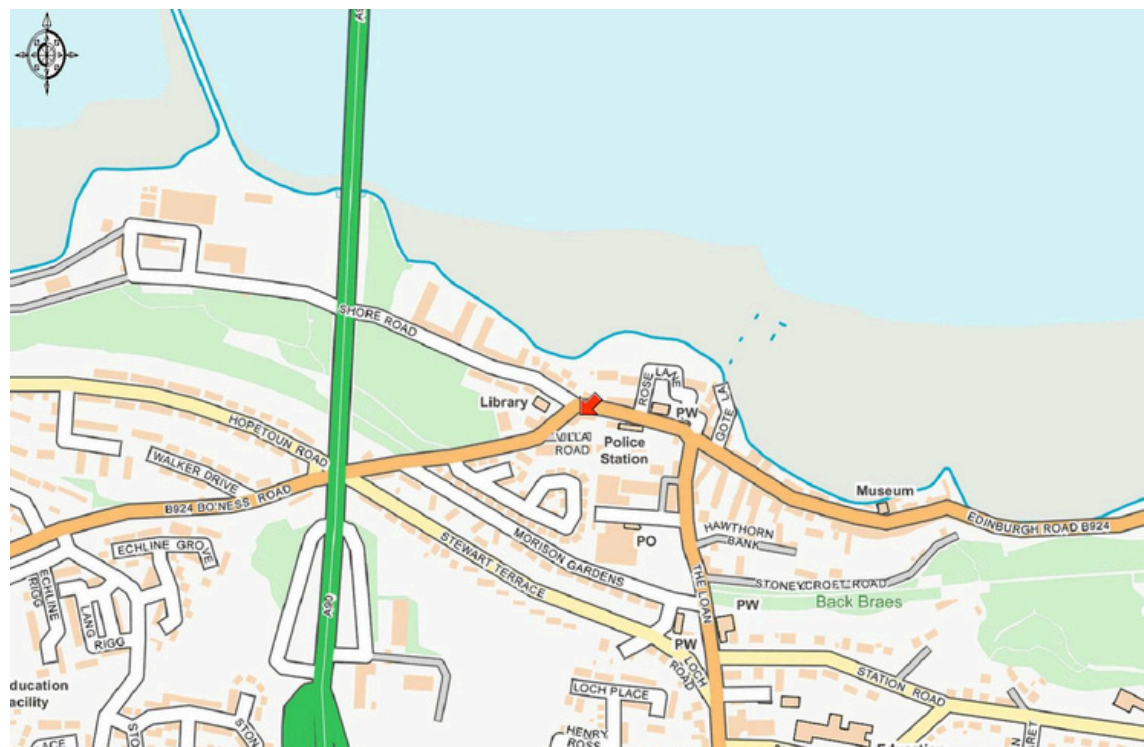
The subjects comprise a ground floor mid terraced retail unit contained within a two storey building of traditional stone construction surmounted by a pitched and slated roof.

Internally the property provides a front retail area, office space, kitchen and W.C facilities.

The property benefits from a good sized dual display window with central entrance door.

PROPOSAL

Lease from £10,000 per annum for a new FRI lease.



FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

50.8m²/547ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to West Lothian Council Planning Department.

RATING

Rateable value £8,300.

EPC

F.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published May 2024.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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