

## Edinburgh

### 107 Slateford Road EH11 1QY

- **Heritable Pharmacy Investment**
- Let to Invercoast Ltd (sublet) on a lease expiring 2030 (no breaks)
- Rent reviews five yearly by the higher of OMV or increase in RPI, the next in 2022
- Comprises pharmacy and rear workshop and yard
- 6,888 sq ft on 0.25 acres in total
- Current Rent Reserved

**£30,644 pa**

**SEVEN WEEK COMPLETION  
AVAILABLE**



#### Tenure

Heritable.

#### Location

The attractive city of Edinburgh, with a population of 489,000, is the capital city of Scotland. The property is situated on the south side of Slateford Road (A70), which is an arterial route connecting with Edinburgh city centre 2 miles to the west. The immediate area is a mixed commercial and residential suburb.

#### Description

The property is arranged to provide a pharmacy shop to the front and a workshop and yard to the rear, which is sublet. The first floor comprises a snooker club, which is not included in the sale. Vehicle access is from Slateford Road and potentially Hermand Terrace.

The property provides the following accommodation and dimensions:

Pharmacy (NIA)	69.8 sq m	(952 sq ft)
Rear Workshop (GIA)	570.0 sq m	(6,136 sq ft)
<b>Total</b>	<b>639.0 sq m</b>	<b>(6,888 sq ft)</b>
<b>Site Area</b>	<b>0.10 Hectares</b>	<b>(0.25 Acres)</b>

#### Tenancy

The property is at present let to INVERCOAST LTD for a term of 20 years from 10th September 2010 at a current rent of £30,644 per annum. The lease provides for rent reviews every fifth year of the term from 2012 to the higher of OMV or the passing rent increased in line with RPI and contains full repairing and insuring covenants. The pharmacy unit is sublet to Red Band Chemical Company Ltd (t/a Lindsay and Gilmour), and the rear workshop and yard is sublet to M Mohammed (t/a Capital Motors). Each sublease is on a co-terminous basis at half the passing rent of the whole demise.

#### Tenant Information

Lindsay and Gilmour trade from 31 branches.  
Website Address: [www.lindsayandgilmour.co.uk](http://www.lindsayandgilmour.co.uk)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

