

# To Let Commercial Opportunity

Former Public Convenience - 82 Joppa Road, Edinburgh, EH15 2ET

**\*Closing Date Set – 12 Noon Wednesday 22<sup>nd</sup> May 2019\***

## Location

The property is located on northern side of Musselburgh Road at the eastern end of Joppa Promenade. Joppa is a residential suburb to the east of Portobello. Musselburgh Road is a major bus route with a journey time to central Edinburgh of approximately 15 minutes.

## Description

The property sits in a prominent seafront position and consists of block walls and a pitched slate covered roof. It forms part of a larger building, which operates as a pumping station, which was constructed in the 1980s.



## Accommodation

The property extends to a gross internal area of approximately 83.16 sq m (895 sq ft)

## Rateable Value

We understand that the subjects have a rateable value of £11,900 effective from 1 April 2017. Further details can be obtained from the Assessor on 0131 344 2500 or alternatively [www.saa.gov.uk](http://www.saa.gov.uk).

## Planning

The site lies within the urban area as identified in the Edinburgh City Local Plan. It is also adjacent to the Portobello Conservation Area.

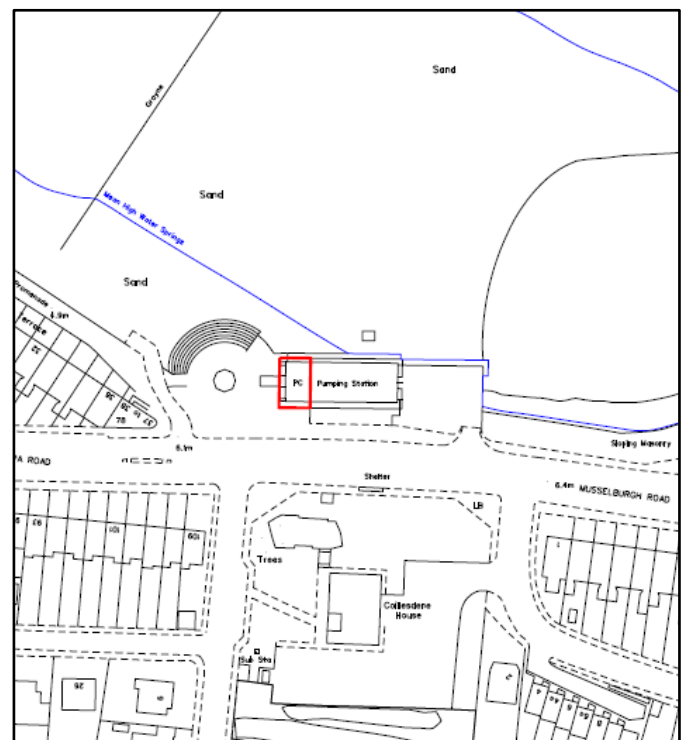
Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk).

## Services

Mains drainage, water, and electricity are installed and all charges for such services will be the responsibility of the tenant.

## EPCs

The property has an EPC rating of G.



## Rent

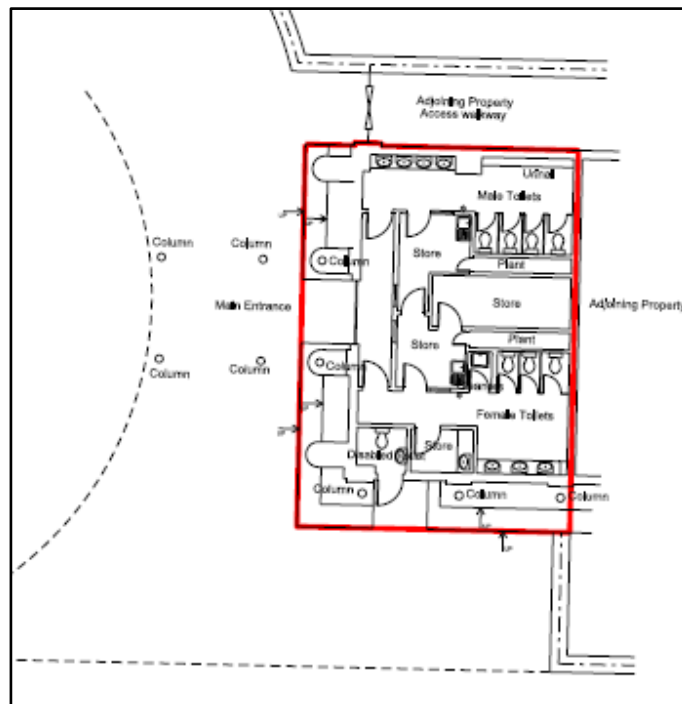
Rental offers are invited.

## Terms

The accommodation is offered on a full repairing and insuring basis (FRI). The Council will insure the property and the premium will be recoverable from the tenant. The tenant will be responsible for the contents and all other insurances. The Council expects that Tenants may wish to restructure the internal layout of the property however it is a requirement that any future uses provide public access to any toilet facilities.

## Viewing

The property may be viewed by prior appointment with Stewart Irwin or Seli McVittie on 0131 529 5951 / 0131 529 5871 or [stewart.irwin@edinburgh.gov.uk](mailto:stewart.irwin@edinburgh.gov.uk) [seli.mcvittie@edinburgh.gov.uk](mailto:seli.mcvittie@edinburgh.gov.uk)



## Fees

In accordance with the standard practice, each party will be responsible for their own fees and expenses in connection with the transaction, although the incoming occupier will be responsible for any stamp duty (if applicable) and Registration dues. The tenant will be responsible for the Council's Corporate Property costs.

## Details for Submitting Offers

- 1 Notes of interest should be registered with the Council's surveyor using the contact details above in order that interested parties may be advised of a closing date.
- 2 When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
- 3 Offers must be submitted using an Offer to Let Form and Envelope available from this Department upon request.
- 4 Offers by hand are preferred and must be delivered to the Planning and Building Standards Counter, Waverley Court, where a receipt will be provided.
- 5 Offers by post will only be accepted by prior arrangement and Recorded Delivery is recommended. Postal offers should be addressed to Corporate Property, The City of Edinburgh Council, Waverley Court, Level 1.4, 4 East Market Street, Edinburgh EH8 8BG.
- 6 It is the responsibility of the person submitting the offer to seek confirmation that their offer has been received by Corporate Property and it is recommended that this be done at least 24 hours prior to the closing date.
- 7 Offers received electronically, by fax or email will not be accepted.
- 8 Offers must be submitted in accordance with the above instructions and failure to do so will result in offers not being accepted.
- 9 The Council does not bind itself to accept the highest or any offer.
- 10 Prior to submitting an offer you are strongly recommended to take appropriate professional advice.
- 11 The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.

*You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote reference number 12-0913. ITS can also give information on community language translations.*

