

RAPLEYS

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TO LET **Motor Dealership**

Baileyfield Road, Portobello,
Edinburgh EH15 1BT

CONTACT **Peter Nicholas**
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Peter Paphitis
07917 674909 | peter.paphitis@rapleys.com



Extensive motor dealership
complex

Prominent roadside location in
affluent Edinburgh neighbourhood

3,099.26 sq m on 1.18 hectares
(33,360 sq ft on 2.91 acres)

285 vehicle parking spaces

Suitable for a variety of alternative
uses, subject to obtaining the
necessary consents

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Location

The property fronts the A199 Sir Harry Lauder Road within the affluent coastal suburb of Portobello, 3 miles east of Edinburgh City Centre and 3 miles north west of the Edinburgh City Bypass. The A199 leads north from the A1 to the port of Leith and effectively forms the eastern section of an Edinburgh ring road.

Edinburgh City Centre has over 500,000 residents, with the wider Edinburgh City region having a population of 1.3m. The A199 forms a very busy route with daily traffic movement of 25,000 vehicles.

The A199 is popular with the automotive sector; to the north is Peter Vardy **BMW/Mini** and **Vauxhall**, Arnold Clark **Seat Skoda, Peugeot, Renault, Citroen** and Macklin Motors **Hyundai**, together with Peter Vardy and Arnold Clark used car supermarkets.

Access to the property is from Baileyfield Road leading from Portobello High Street, close to an **Aldi** supermarket and **Powerleague** football pitches. The immediate surrounding area is being developed for residential housing and apartment blocks.

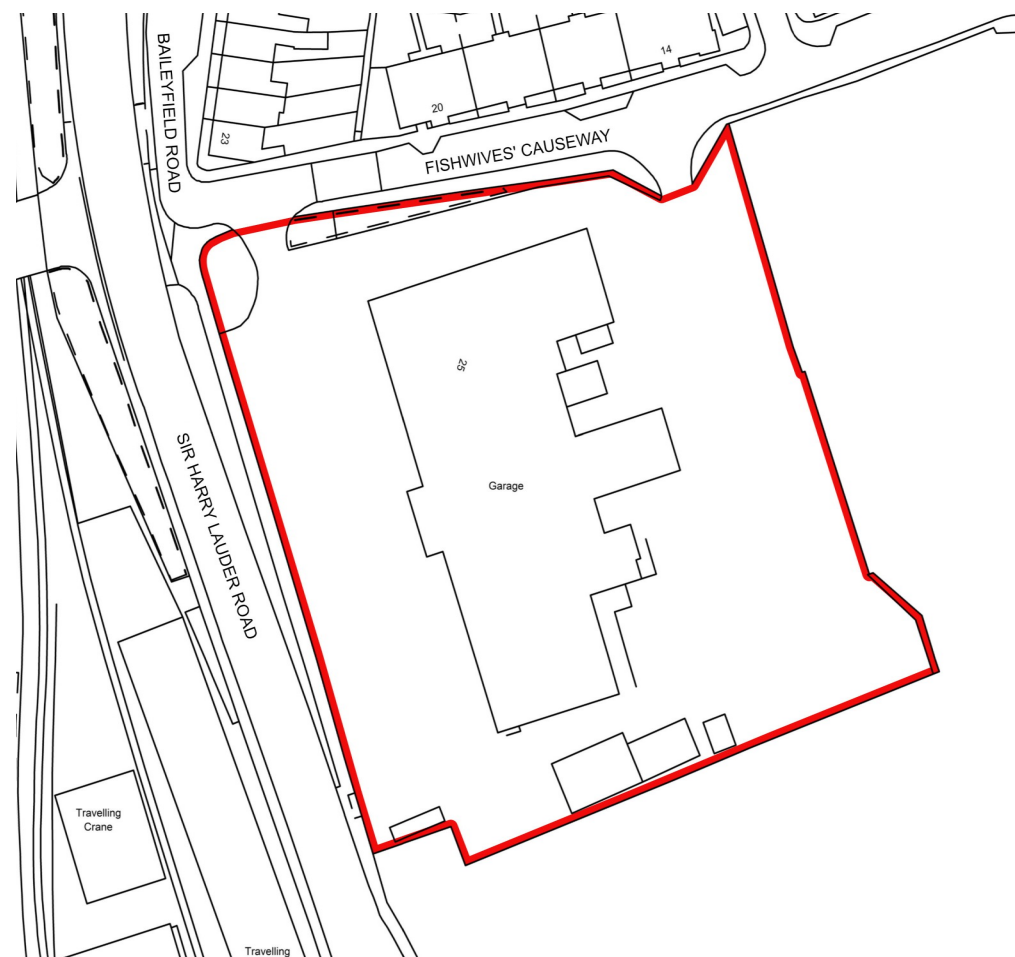
Description

The property comprises an extensive motor dealership complex providing twin vehicle showrooms with glazed elevations, together with partitioned offices, a customer lounge and reception.

Adjacent are the service workshops, bodyshop and parts storage warehouse as well as ancillary accommodation, whilst to the rear is a detached preparation building and car wash.

The majority of external areas are laid to tarmacadam and provide for 285 parking and display spaces.

The property offers scope for alternative uses, subject to appropriate planning consents.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	564.24	6,073
Offices, customer lounge and ancillary	348.67	3,753
Workshop	326.08	3,510
Bodyshop	257.39	2,771
Workshop 2	571.86	6,156
Workshop, offices and ancillary	332.60	3,580
Parts storage	500.93	5,392
First floor canteen	61.37	661
Detached valeting	136.13	1,465
Total	3,099.26	33,360
	Hectare	Acre
Total Site Area	1.18	2.91

Total parking **285 spaces**

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Rateable Value

We are advised that the rateable value for the property is £299,500. Please note that the Government have confirmed that Business Rates will not be payable on occupied dealership premises for the whole of 2020-21.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on Further information is also available on <https://www.saa.gov.uk/>.



Tenure

The property is currently held on a lease expiring on 21 December 2031.

Terms

The property is available by way of a new sublease on terms to be agreed.
Further information available upon request.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agent.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at 33 Jermyn Street London SW1Y 6DN. Regulated by RICS.

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