



## Commercial Property List

For more information about our company and our properties contact us on 0131 228 4785, visit our website [www.ime.co.uk](http://www.ime.co.uk) or find us on our Facebook and Twitter pages

	<u>Address</u>	<u>Area</u>	<u>Use Class</u>	<u>Rental</u>	<u>Sale</u>	<u>Rates</u>
1	<b>91 High Street (George Hotel)</b>	Haddington	7: hotel	<b>£45k P.A.</b>	<b>£500k</b>	TBC
2	<b>200 High Street (The Corn Exchange)</b>	Dalkeith	6: storage	<b>£50k P.A.</b>	<b>£500k</b>	£46.8k
3	<b>67 Clerk Street</b> Fully operational café business	Loanhead	3: Food	<b>£10k P.A.</b>	<b>£150k</b>	TBC
4	<b>51 Baker Street</b>	Stirling Center	1: Hairdresser	-	<b>£65k</b>	£8.7k
7	<b>3 South Clerk Street</b>	Newington	1: Retail	<b>£15k P.A.</b>	-	£11.8k
6	<b>5a East Preston Street</b>	Newington	1: Retail	<b>£14k P.A.</b>	-	£6.5k
7	<b>16 Constitution Street</b>	Leith Shore	2: Office	<b>£14k P.A.&gt;</b>	-	£10.7k
8	<b>1a Kingsknowe Road North</b>	Longstone	1: Hairdresser	<b>£13k</b>	<b>£140k</b>	£4.7k
10	<b>14 Featherhall Place</b>	Corstorphine	6: storage	<b>£10k P.A.</b>	-	TBC
11	<b>21 Fowler Terrace</b>	Fountainbridge	2: Office	<b>£10k P.A.</b>	<b>£125k</b>	£3.5k
11	<b>55a Hercus Loan</b>	Musselburgh	2: + storage	<b>£8k P.A.</b>	-	TBC
	<b>156 Saughton Road North</b>	Carrick Knowe	1: Retail	<b>£8k P.A.</b>	<b>£90k</b>	£5.8k
14	<b>Kilpair Street</b>	Haddington	6: storage	<b>£7k P.A.</b>	-	TBC
15	<b>161 Dundee Street</b>	Fountainbridge	Hot Food	<b>£6.5k</b>	-	£8.3k

**IME Property Group** 21 Fowler Terrace Edinburgh EH11 1DB  
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<b>16</b>	<b>72 Northumberland Street</b>	New Town	2: office	<b>£6k P.A.</b>	-	TBC
<b>17</b>	<b>5 Yardheads</b>	Leith	2: office	<b>£4k P.A.</b>	<b>£40k</b>	TBC
<b>18</b>	<b>Lambs Pend (1)</b>	Penicuik	2: office	<b>£4250 P.A.</b>	-	£3150
<b>19</b>	<b>Lambs Pend (2)</b>	Penicuik	2: office	<b>£7250 P.A.</b>	-	£5200
<b>20</b>	<b>Lambs Pend (3) – UNDER OFFER</b>	Penicuik	2: office	<b>£2750 P.A.</b>	-	£3150

### Development Opportunities

<b>21</b>	<b>Main Street</b>	Westfield	Development	-	<b>£250k</b>	N/A
<b>22</b>	<b>Newtoft Street</b>	Gilmerton	Development	-	<b>£65k</b>	N/A

## What do I do if I want to view one of these properties?

To view any of our properties is simple; just give us a call or drop us an email with your contact number and we will arrange a time that is convenient to meet you at the property. Please bear in mind that we usually set up viewings a day in advance, as some of our properties may be tenanted and we must give tenants minimum 24 hour notice that we are coming round. That said, if the property is vacant and we can fit you in, we'll do our best to show you the property you like on the same day. If you arrange an appointment for the following day or a later date, we usually ask you to call and confirm in the morning around about 10am. Our diary can get pretty busy, so if you don't call we may have scheduled an appointment somewhere else and be unable to meet you.

## I've been to an IME property and would like to take things further – what do I need to do?

If you are interested in renting or buying one of the advertised properties, you need to send us in an offer in writing – which can be email for convenience. In your offer, we would ask you to state your personal details; for example if you are an individual or company, your contact information, your preferred entry date, rental offer etc. once the offer is received, we will come back to you with confirmation that our client is happy to enter into negotiations, which will precipitate us producing a "Heads of Terms" document. At this stage, we ask that you pay a non-refundable deposit of £250, which will allow us to carry out due diligence on your proposal and complete the Heads of Terms. Assuming you proceed with the lease or offer to purchase, your £250 will be deducted from the amounts due.

## That all sounds great – how can I make payment of the initial deposit?

For reasons of security and accountability, we do accept cash or cheques for holding deposits or referencing fees. We have a card terminal in our office which accepts most major debit and credit cards – so in fact you are able to call us and secure your property over the phone and have application forms emailed to you if you wish. Just remember that for debit cards we have a surcharge of 50p per transaction; however credit cards have a surcharge of 2.5%.

## What happens next?

We will prepare a Heads of Terms document, which will essentially confirm details of any proposed deal, the details of the parties involved and any specified terms; e.g. rent-free periods or premiums due. For rental offers; we will carry out due diligence on you or your organisation / partnership etc. which may include obtaining a credit check and references. In cases of sales; we will pass on the heads of terms to our client's solicitor and they will arrange matters from that point.

## How long would the lease be for and what type of tenancy would it be?

There is no minimum or maximum rental terms with any of our lease agreements; everything is by negotiation. In terms of the type of tenancy, the standard would be a full insuring and repairing (FRI) commercial lease.

## Why should deal with IME?

Well, we pride ourselves on being the best at what we do – which means we try and see things from our customer's perspective and provide the type of service that we would expect ourselves. IME work hard to ensure that both parties' interests are reflected in any deal and most importantly, we try to communicate effectively and efficiently.

## I don't see exactly what I need on your list – can IME help?

Most likely yes – we are happy for you to add your details and requirements to our database and we will actively try to source a property to suit you.

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