

# LEASE FOR SALE

## RETAIL / OFFICE PREMISES

### 4 BERNARD STREET, LEITH, EDINBURGH EH6 6PX

#### LOCATION

Edinburgh is Scotland's capital city, with a population of approximately 480,000 persons and an estimated catchment in the region of 1.5 million persons.

The property is situated approximately 1.5 miles north east of Edinburgh city centre. Nearby occupiers include Royal Bank of Scotland, Leith Print Company, Pierinos coffee Company and Sainsbury's local.

#### DESCRIPTION

The premises comprise a former bank set within a two storey sandstone building. The property benefits from retail accommodation at ground and basement level.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Ground Floor	1,426 sq ft	132.48 sq m
Basement	635 sq ft	58.99 sq m
<b>TOTAL</b>	<b>2,061 sq ft</b>	<b>191.47 sq m</b>

#### RENT

The current passing rent is £22,500 per annum.

#### LEASE TERMS

The property is available by way of a sublease of assignation arrangement, with the current lease running until 24 March 2023. An extension to the term can be explored.

#### TERMS

Subject to covenant, incentives are available with further details on request.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The incoming tenant will be responsible for any LBTT and any VAT incurred thereon.



#### RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll (2019/20) as follows:

Rateable Value	£14,400
Commercial Rate Pounding	£0.41 (exclusive of water and sewerage rates)
Rates Payable	£7,056 pa

Please note that the rates payable may be subject to relief from the small business rates scheme or recent government measures announced to assist businesses. Further details upon request.

#### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

#### VIEWING

Strictly by appointment only through the sole letting agent.

#### PETER HUTTON

Partner  
+44 141 304 3210  
07585 509 466

peter.hutton@cushwake.com

#### KEVIN NEALIS

Senior Surveyor  
+44 141 223 8798  
07747 008 474

Kevin.nealis@cushwake.com

#### TARA MORROW

Graduate Surveyor  
+44 141 304 3235  
07717 302 920

tara.morrow@cushwake.com

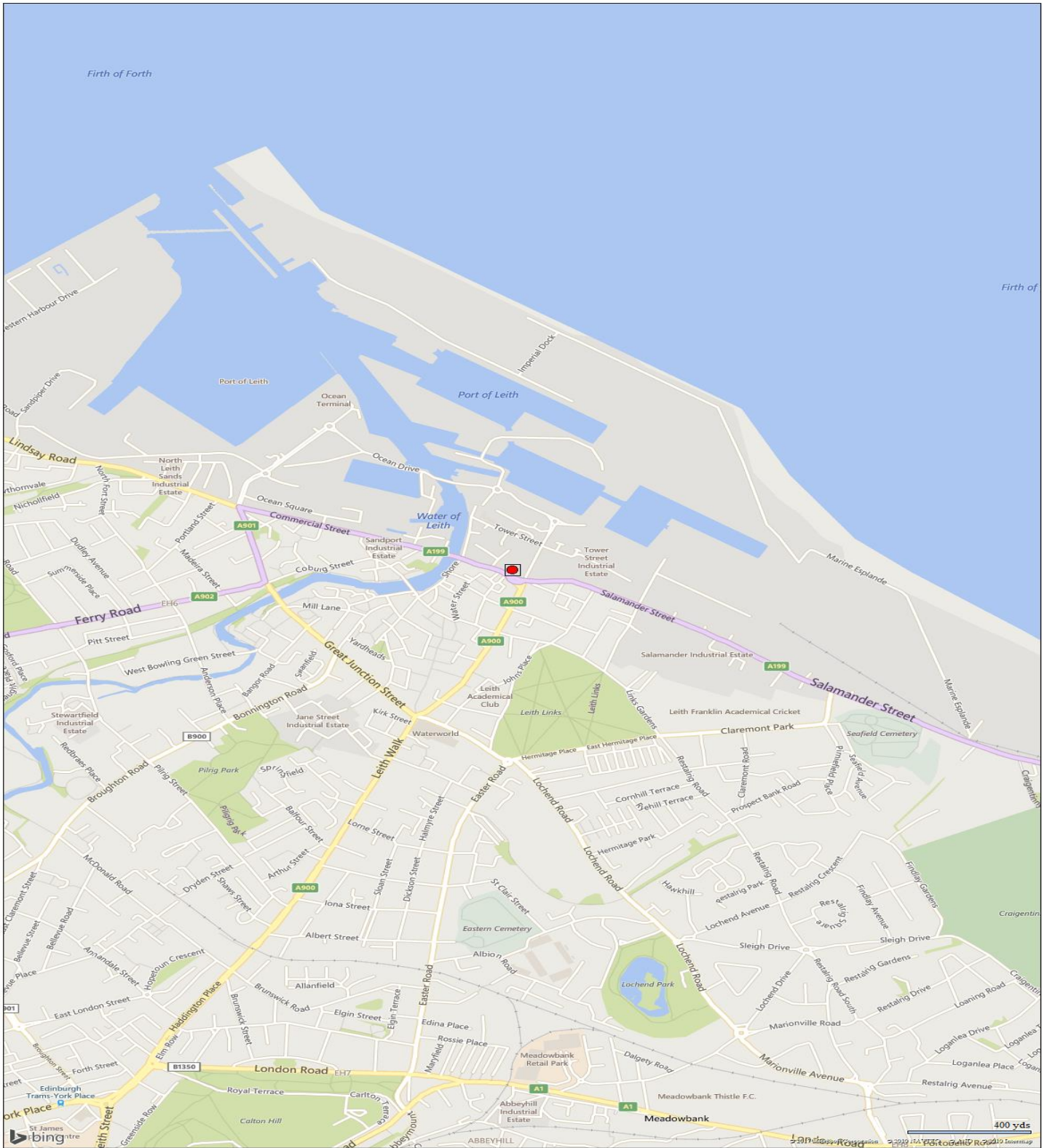
#### CUSHMAN & WAKEFIELD

199 St Vincent Street,  
Glasgow G2 5QD  
+44 207 152 5000  
cushmanwakefield.com

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