

CLASS 1 & 2 RETAIL PREMISES

- > LOCATED IN THE HEART OF LEITH WALK, EDINBURGH
- > OFFERS OVER £15,000 PER ANNUM (£1,250 PER MONTH)
- > PREMISES EXTENDS TO 65.31 SQM / 703 SQFT
- > BENEFITS FROM CORNER FRONTAGE AS WELL AS CLASS 2 CONSENT
- > LOCATED ON NEW EDINBURGH TRAM ROUTE
- > 100% SMALL BUSINESS RATES RELIEF



TO LET

185 LEITH WALK, EDINBURGH, EH6 8NX

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LOCATION

The premises is located on the east side of Leith Walk, the main commercial thoroughfare running from the city centre north into the suburb of Leith and The Shore. Leith Walk is a popular commercial hub with a mixture of local and national operators servicing high volume of local residential buildings. Leith Walk is also benefiting from the soon to open Edinburgh Tram extension which will continue to increase footfall on Leith Walk, providing a transport link between Leith and the City Centre.

Commercial occupiers in close proximity include, Majestic Wine, Pizza Hut, The Smiths Place Hotel and Scotmid Coop.



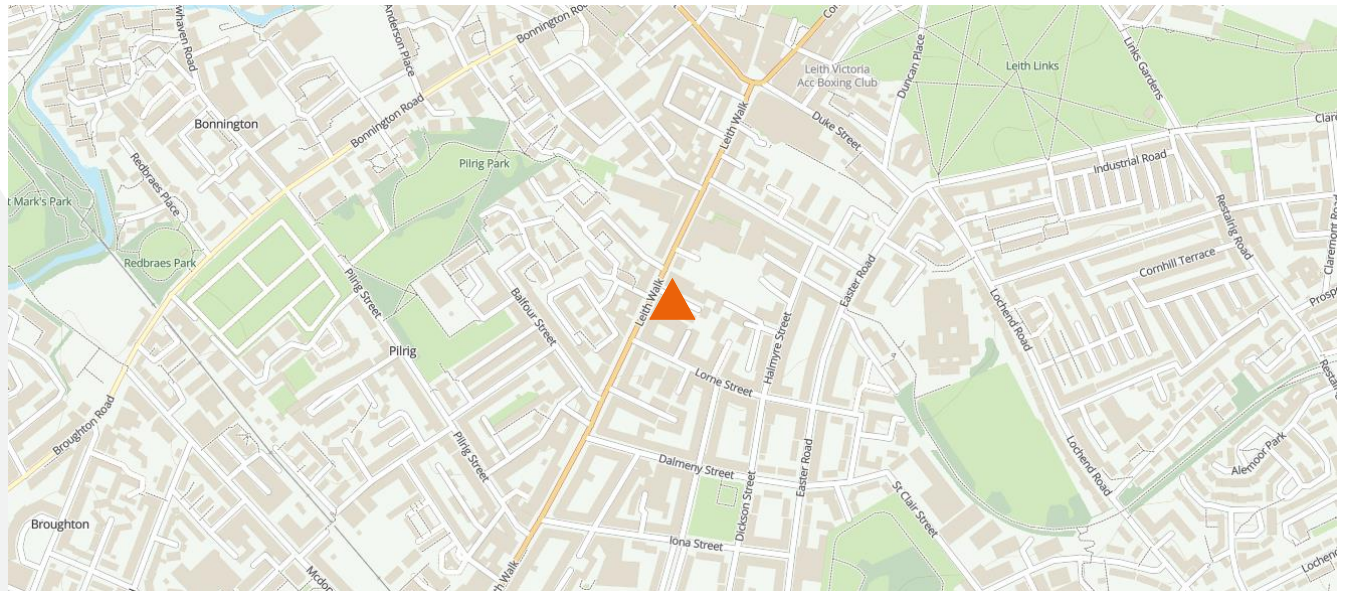
DESCRIPTION

The premises comprises a well positioned Class 1 & 2 retail corner unit arranged over ground floor of an end terrace tenement. Internally, the accommodation comprises a large corner sale area/office, meeting room and rear staff tea prep and WC.

The premises would be suitable for a variety of uses subject to obtaining the necessary local authority planning consents.

LEASE

The subjects are being offered on a full repairing and insuring basis for a new lease term, incorporating regular rent reviews at an initial rent of £15,000 per annum / £1,250 per month.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	65.31	703
TOTAL	65.31	703

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £8,800 which will result in 100% small business rate relief subject to tenant circumstances.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.



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