

RETAIL/OFFICE PREMISES

- > DESIRABLE WEST END LOCATION
- > PROMINENT FRONTAGE ON BUSY THOROUGHFARE
- > **OFFERS OVER £50,000 PER ANNUM**
- > PREMISES EXTENDS TO 161.46 SQM/
1,738 SQFT
- > BENEFITS FROM CLASS 1A CONSENT
- > SUITABLE FOR A VARIETY OF USES
- > IN CLOSE PROXIMITY TO HAYMARKET
TRAIN STATION & THE MIXED-USE
HAYMARKET DEVELOPMENT
- > REFURBISHED TO HIGH STANDARD
THROUGHOUT

TO LET

17 SHANDWICK PLACE, EDINBURGH, EH2 4RG

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



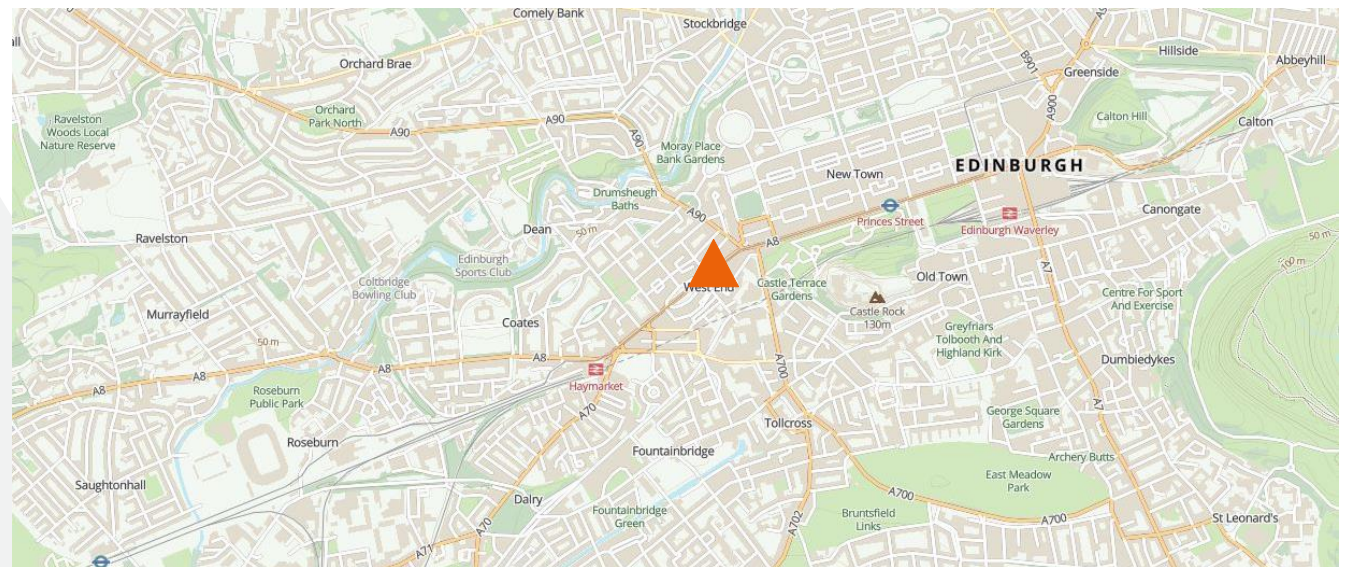
LOCATION

The premises is located on the south side of Shandwick Place close to its junctions with Queensferry Street and Princes Street. Shandwick Place is a continuation of Princes Street and is situated within the city's West End business district, approximately ¼ mile from the city centre. The subjects benefit from several prominent transportation links within the locality, including Edinburgh's tram system, as well as major bus routes which service the area. The new Johnnie Walker Experience building, situated immediately up the road, has increased Edinburgh's West End footfall significantly. The neighbouring occupiers include Johnnie Walker, Taco Bell, City Roomz, Sainsbury's, Boots and Starbucks.

Due to complete in Winter 2023 the impressive £350m Haymarket Development is one of the biggest commercial projects to take place in Edinburgh to date and will regenerate the surrounding area. 380,000 sqft of office space will be developed along with a mix of retail, restaurant, & leisure uses is set to create a bustling mixed-use community.

DESCRIPTION

The property comprises a prominently situated Class 1A unit arranged over the ground & basement floors of a traditional 4 storey & basement mid terraced tenement building. Internally the subjects comprise an open plan front shop with office space, staff room and storage to the rear. The basement is The unit provides occupiers with spacious and versatile retail and office accommodation suitable for a variety of occupiers. The property benefits from a floor-to-ceiling glazed frontage & is surrounded by a complementing mix of modern amenities.



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

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

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
Ground Floor	108.00	1,183
Basement	53.40	575
TOTAL	161.46	1,738

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 £36,100 resulting in net annual payable rates of approximately £17,978.

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 incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £50,000 per annum.

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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