

TO LET

Retail Unit



11 Great Junction Street

Edinburgh, EH6 5HX

Key Features

- High Levels of Footfall and Passing Traffic
- Large Glazed Frontage
- Good Transport Links
- Extends To 73.65 Sq M / 793 Sq Ft
- Offers Over £10,000 + VAT Per Annum

Description

The subjects comprise a ground and basement retail premises held within a basement, ground and four storey stone built tenement building and is held under a pitched and slated roof. The subjects benefit from a large glazed frontage and is accessed via an aluminium and glazed pedestrian door.

Internally the unit comprises open plan accommodation which has been partitioned to form both a sales area and a back shop. The ground floor also benefits from a WC and kitchen facility located to the rear of the property. The basement is accessed via a hatch located within the back shop area and provides basic storage accommodation.

Location

The subjects are located within the Leith District of Scotland's capital city, Edinburgh approximately 1.5 miles north of the City Centre upon a main arterial thoroughfare in what would be considered a mixed commercial and residential locality.

More precisely the subjects are situated on the south side of Great Junction Street in close proximity to the junction with Leith Walk. Surrounding occupiers include Lidl, Subway, Boots, William Hill and Leith Pharmacy.

Accommodation

Based on measurements taken on site, we estimate the subjects to extend to the following net internal area:

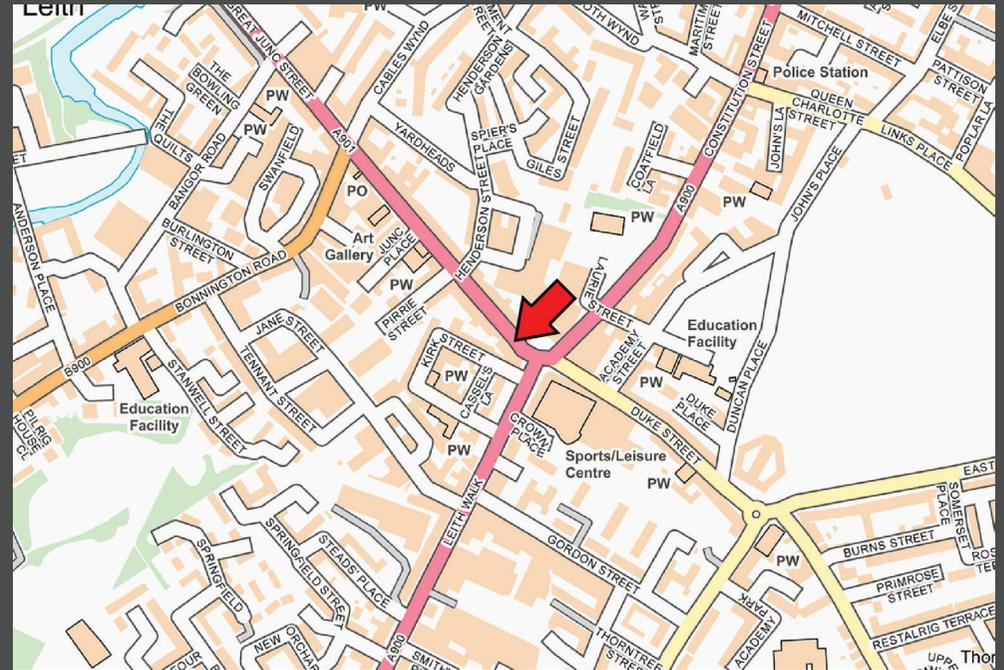
MEASUREMENTS	SQ M	SQ FT
Ground Floor	34.77	374
Basement	38.88	419
Total	73.65	793

Rental

We are inviting offers over £10,000 + VAT per annum.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction.



Rateable Value

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £7,500. The unified business rate is presently set at £0.49 excluding water and sewage, which are levied separately.

The property qualifies for 100% business rates relief under the Small Business Bonus Scheme.

EPC

Available upon request.



Get in touch...



Chris King
Surveyor

☎ 07714 845 631
@ Chris.king@g-s.co.uk



Joe Helps
Surveyor

☎ 0758 406 1146
@ Joe.Helps@g-s.co.uk



Graham + Sibbald for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility, and 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 and are advised to do so;

(iii) no person in the employment of **Graham + Sibbald** has any authority to give representation or warranty whatever in relation to this property;

(iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.

Date of publication: September 2020

Design by **Coco's Atelier** | Web: www.cocosatelier.co.uk | Email: hello@cocosatelier.co.uk

