



97 LAURISTON PLACE
EDINBURGH
EH3 9JB

**TO LET/
MAY SELL**
RETAIL UNIT

Prominent city centre location ◀

VAT Exempt ◀

Extends to 14.04 Sq M (151 Sq Ft) ◀

Offers Over £8,000 per annum ◀

LOCATION

The subjects are situated on the south side of Lauriston Place between its junctions Glen Street and Lauriston Park within the busy Tollcross area of Edinburgh. The subjects sit approximately 1/2 of a mile to the south of Edinburgh City Centre within a popular residential and commercial district.

DESCRIPTION

The premises comprise a ground floor mid-terraced retail unit contained within a basement, ground plus three storey traditional stone built tenement held under pitched and slated roof.

Internally the unit provides open plan retail space with storage and WC facilities located to the rear. The unit has retained a number of traditional features and benefits from a large glazed frontage and double doors that lead directly onto Lauriston Place.

ACCOMMODATION

According to our calculations from measurements taken from previous notes, we estimate the subjects extend to the following approximate net internal area:

AREAS / FLOOR ETC	SQ M	SQ FT
TOTAL	14.04	151



RENT

We are inviting offers over £8,000 per annum.

VAT

VAT is NOT applicable to the rent.

LEGAL COSTS

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

RATEABLE VALUE

In accordance with the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £2,400. The current rate poundage is 0.498/£1.00 (April 2023/2024).

The premises qualify for 100% Business Rates Relief under the Smalls Business Rates Scheme.

EPC

Energy Performance Certificate (EPC) available on request.

CONTACT



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