

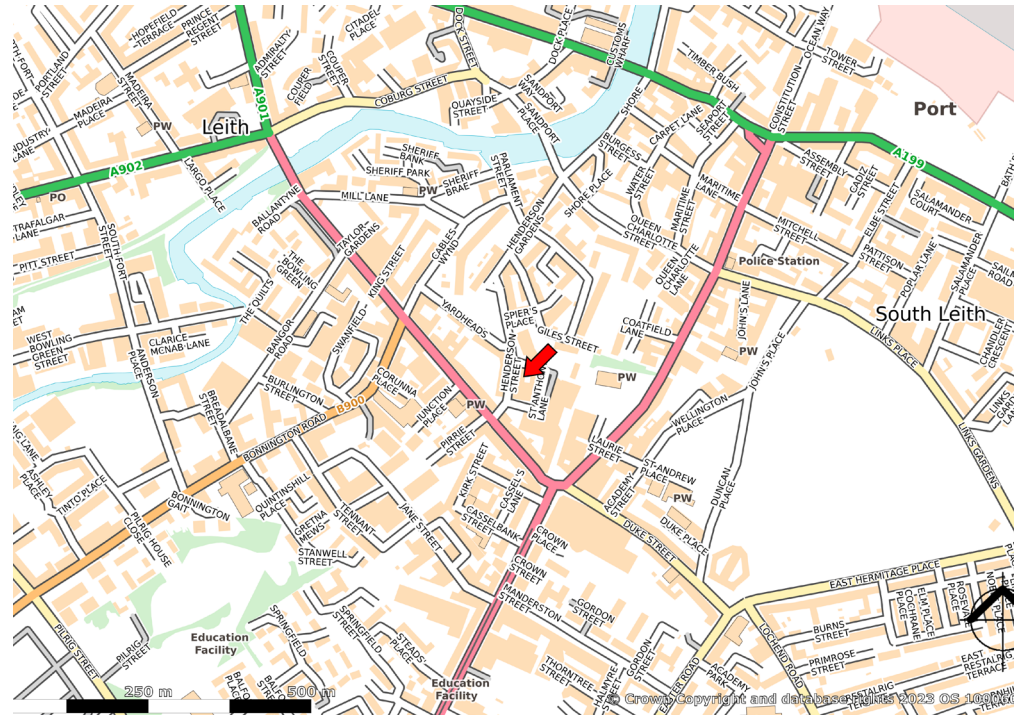
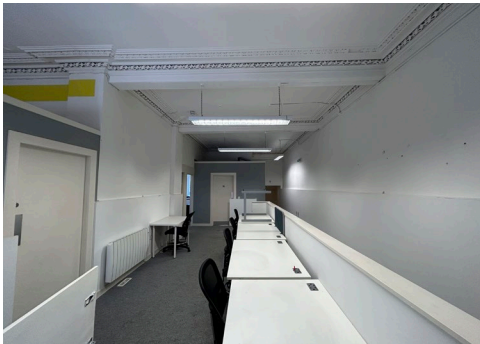
TO LET
OFFICE/ RETAIL

 GRAHAM
SIBBALD



10 – 12 Henderson Street,
Edinburgh, EH6 6BS

- Prominently situated near the popular Shore area in the heart of Leith
- 3 miles from Edinburgh city centre
- Excellent transport links
- Suitable for a variety (STP)
- Ground floor retail/office accommodation extending to 1061 sq. ft
- Offers over £13,000 per annum (exclusive of VAT)



To arrange a viewing please contact:



Murdo McAndrew
Chartered Surveyor
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0131 240 5311

LOCATION

The property is located within The Shore area of Leith, which benefits from excellent transport links to and from Edinburgh city centre via the newly finished tramline. The subjects are conveniently located within a 5 minute walk of The Shore Tram Stop. The property benefits from a large range of local amenities, which The Shore area offers such as popular bars, restaurants and shops, as well as Ocean Terminal Shopping Complex being within a short drive.

More specifically, the property benefits from a prominent roadside position on Henderson Street, in close proximity to A901, an arterial route in the North of the city.

DESCRIPTION

The subjects comprise ground floor retail/office accommodation which forms part of a 4-storey tenement building. It is presumed that the property is held under a pitched and slated roof. The property also benefits from roller shutter doors. Internally the property boasts an open plan sales area, kitchen, toilets and a large meeting room.

ACCOMMODATION

According to our calculation from measurements taken on site, we estimate the subject extend to the following approximant net internal areas.

Total: 98.6 sq m (1061 sq ft)

RENT

Offers over £13,000 per annum (exclusive of VAT)

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £9,800. The property is also likely to qualify for 100% business rates relief under the small business bonus scheme.

LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and the registration dues incurred in this transaction.

EPC

Available upon request

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2023