



TO LET - CLASS 1A USE

357 – 359 LEITH WALK
EDINBURGH
EH6 8SD

- Double fronted class 1A premises located on affluent and bustling Leith Walk
- Excellent passing vehicular trade and pedestrian footfall
- Located directly on recently developed Newhaven tram line
- Flexible unit suitable for a variety of class 1A uses
- NIA of 164.66sqm (1,772sqft)
- Rental offers over £24,000 per annum (exc. of VAT)

LOCATION

Leith Walk is a highly vibrant and diverse street located to the north-east of Edinburgh's city centre. Leith Walk is the primary linking route from Edinburgh's east end to the popular and bustling district of Leith, that boasts the famous Shore and Leith Docks, as well as a considerable number of established bars, restaurants, cafes, retailers, prominent office occupiers and high-end housing.

More specifically, the premises itself is located at number 357-359 on the eastern side of Leith Walk, in between the junctions of Dalmeny Street and Iona Street. The unit benefits from exceptional passing footfall, vehicular trade and great visibility from the recently developed Newhaven tram line.

The approximate location of the premises can be seen on the below appended plan:

DESCRIPTION

The subjects comprise a former Greggs premises (class 1A use), situated over ground and basement floors and contained within a larger 4 storey premises of traditional stone construction, surmounted by a pitched and slated roof. The premises benefit from a large and full height single glazed and timber framed display window, with access taken via a singular pedestrian entrance door.

Internally, the premises currently comprises a typical Greggs style fit-out with servery, seating and an accessible W/C to the front, with rear preparation, storage and office space, as well as a further staff W/C compartment.

We are advised that the premises will be stripped of its current fit-out and returned to "box" condition when the current tenants vacate at the end of June 2024 – exact date TBC.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the Net Internal Area of the subjects to be in the order of:

Ground Floor:	90.95sqm (979sqft)
Basement:	73.71sqm (793sqft)
Total:	164.66sqm (1,772sqft)

*Please note, we did not gain access to the basement of the premises during our survey, and our NIA of this section is therefore taken from the Scottish Assessors Association entry.

RENT

Our clients are seeking offers over £24,000 per annum on a Full Repairing and Insuring lease for a term to be agreed.

NON-DOMESTIC RATES

According to the Scottish Assessors Association website, the property has a current rateable value of £17,000 per annum.

VAT

The prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole letting agents.

DATE OF ENTRY:

Entry shall be no sooner than the end of June 2024 once the current tenants have vacated – exact date TBC upon completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. For reference, the property has an energy rating of #.

REFERENCE:

ESA3229

DATE OF PUBLICATION:

February 2024

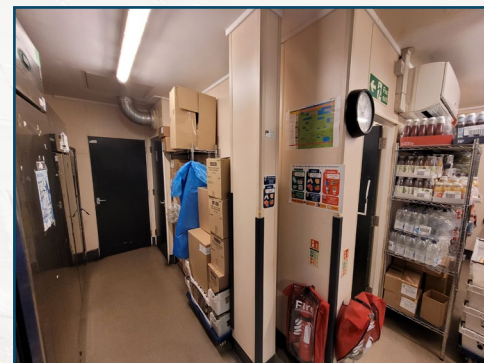
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