

## PROMINENT CLASS 1A PREMISES

- > LOCATED IN THE TOLLCROSS AREA OF EDINBURGH
- > PREMISES EXTENDS TO 66.80 SQM (719 SQFT)
- > OFFERS OVER £14,000 PER ANNUM
- > BUSY RETAIL PARADE WITH HIGH PEDESTRIAN & VEHICULAR TRAFFIC
- > QUALIFIES FOR SMALL BUSINESS RATES RELIEF
- > SOUGHT AFTER SECONDARY LOCATION POPULAR WITH NATIONAL AND LOCAL OCCUPIERS

**21 HOME STREET, EDINBURGH, EH3 9JR**

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**TO LET**

## LOCATION

The property is situated on the east side of Home Street at the junction with Lothian Road to the north within the busy Tollcross district of Edinburgh. Home Street represents a busy commercial thoroughfare for both pedestrians and vehicles travelling south towards Bruntsfield and Morningside.

The retail parade is very well represented with a variety of local & national occupiers, including Subway, Istanbul Barbers, The Post Office, The King's Theatre & Pepe's Piri Piri.

## DESCRIPTION

The subjects comprise a single windowed Class 1A premises arranged over the ground floor and basement of a 4-storey mid-terraced tenement.

Internally the subjects have been refurbished to a high standard throughout and comprise open plan office/retail space with a hatch access point to the basement. The rear of the property benefits from an office space with storage and W.C facilities with an additional hatch access point to another small basement.

The well-proportioned property provides flexible space suitable for office, café or hot food takeaway use subject to the necessary consents.

## LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £14,000 per annum.



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

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

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ACCOMMODATION	SqM	SqFt
Ground Floor	39.85	429
Lower Ground	26.93	290
<b>TOTAL</b>	<b>66.80</b>	<b>719</b>

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 £6,900 which will allow or 100% rates relief subject to the owners/tenant's other commercial properties, if any.

Please note, a new tenant or occupier of a property has a right to appeal this Rateable Value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for rates relief on application by tenant.

### EPC

Released on application.

### 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.



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