



eric young & co

# Retail

■ experience ■ judgement ■ service ■

## TO LET

### Retail Unit

(also available for office use - and potentially Class 3 subject to change of use)

10-14 Haymarket Terrace  
Edinburgh EH12 5JZ

Capable of Subdivision



#### LOCATION

Haymarket Terrace forms part of the main arterial route leading from the city centre to the western outskirts of the city centre and beyond. With the Haymarket Station redevelopment and the extension to the tram line now completed, Haymarket has become a very busy thoroughfare. The subjects are located a short distance from Haymarket Station and lie adjacent to one of Edinburgh's busiest tram stops. Nearby occupiers include **First XV, Nomad Coffee, Scotmid, Starbucks** and **Marks & Spencer** as well as a number of other successful local and independent retailers.

#### ACCOMMODATION

The subjects comprise a large, double fronted retail unit (split at ground level by the tenement residential entrance) arranged over ground and basement floors. The unit therefore has a fairly unusual layout, with significant street frontage. We calculate the unit extends to the following approximate net internal areas:

Ground Floor	563 sq ft	(52.32 sq m)
Upper Ground Floor	963 sq ft	(89.46 sq m)
Basement	1,296 sq ft	(120.36 sq m)
<b>Total</b>	<b>2,822 sq ft</b>	<b>(262.14 sq m)</b>

The unit is available as a whole or is also capable of sub-division in a number of different configurations (subject to agreement). Please review the plans overleaf for an indication of the existing layout.

#### PLANING

The property has previously been used as an office and we understand benefits from Class 2 consent. The property can therefore be used as Class 1 (Retail) through a permitted change of use. A change of use to Class 3 would require a full change of use application.

#### LEASE

The subjects are available on a new Full Repairing and Insuring lease.

#### RENT

Offers in excess of **£35,000 per annum**. Rents for the sub-divided units will be available upon assessment of the viability and cost to create the units.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£17,900**. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of 48p, this rateable value will result in an estimated rates liability in financial year 2018/19 of **£8,592**.

This property may qualify for 25% rates relief through the Small Business Bonus Scheme.

Should the unit be sub-divided the Rates will need to be re-assessed.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F

#### DATE OF ENTRY

By arrangement.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

#### VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

Alastair Rowe

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Guy Paterson

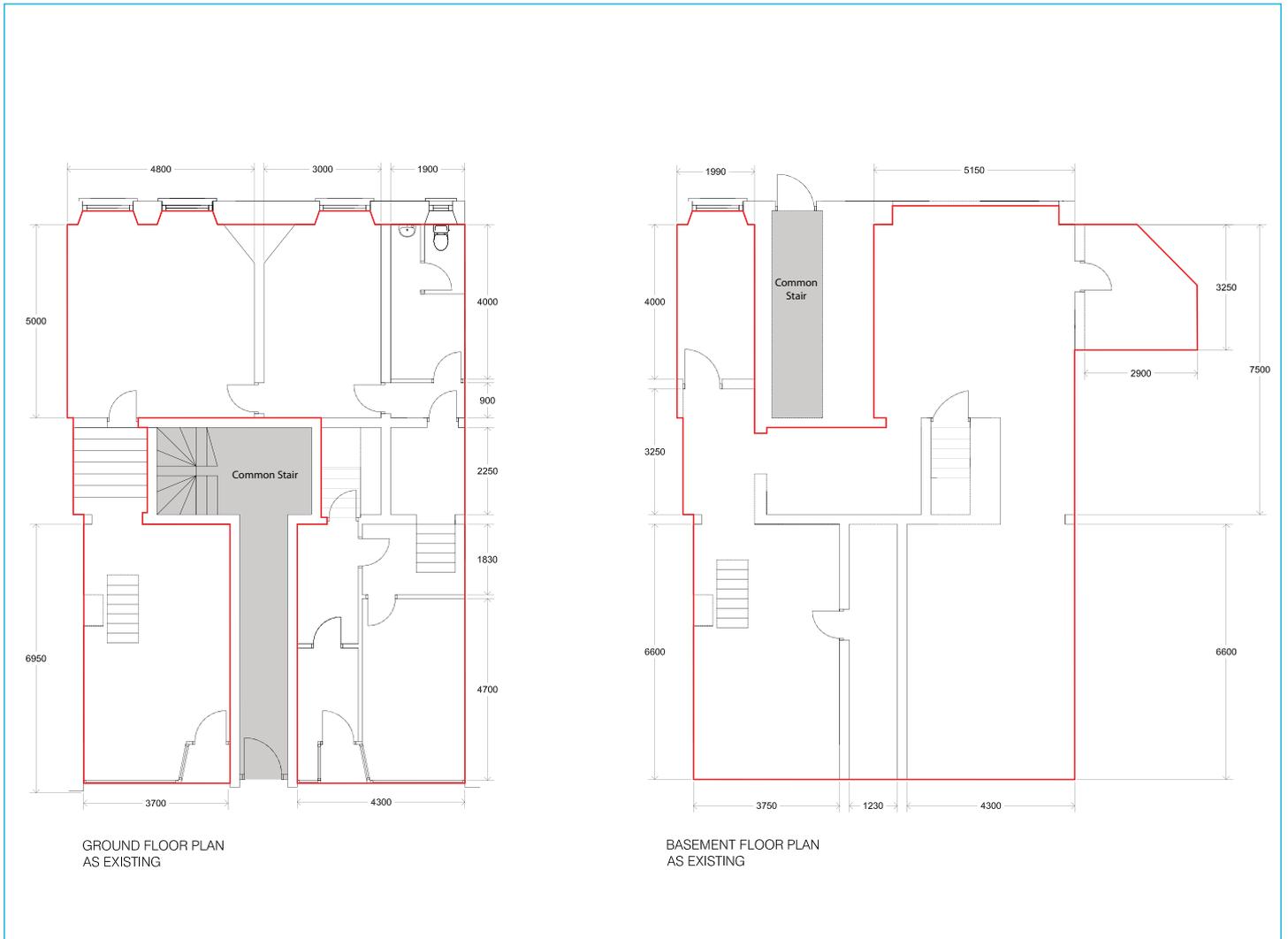
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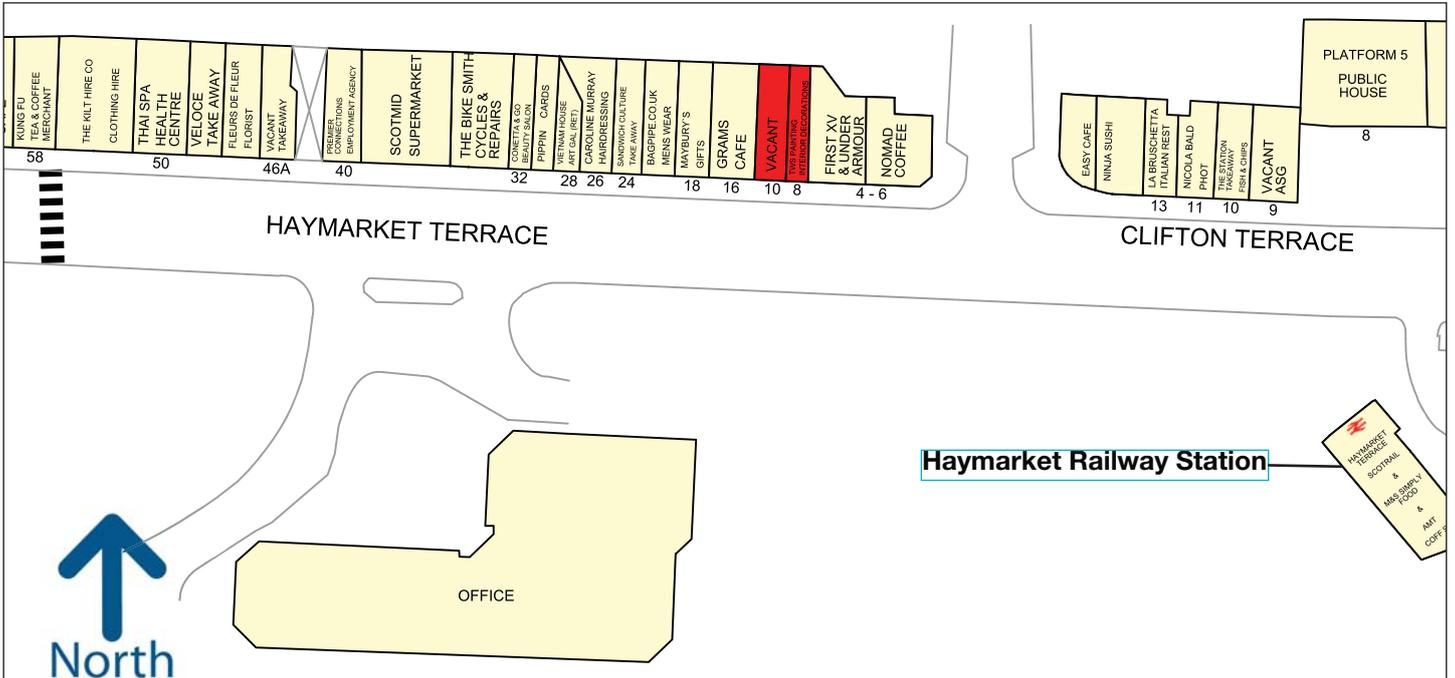
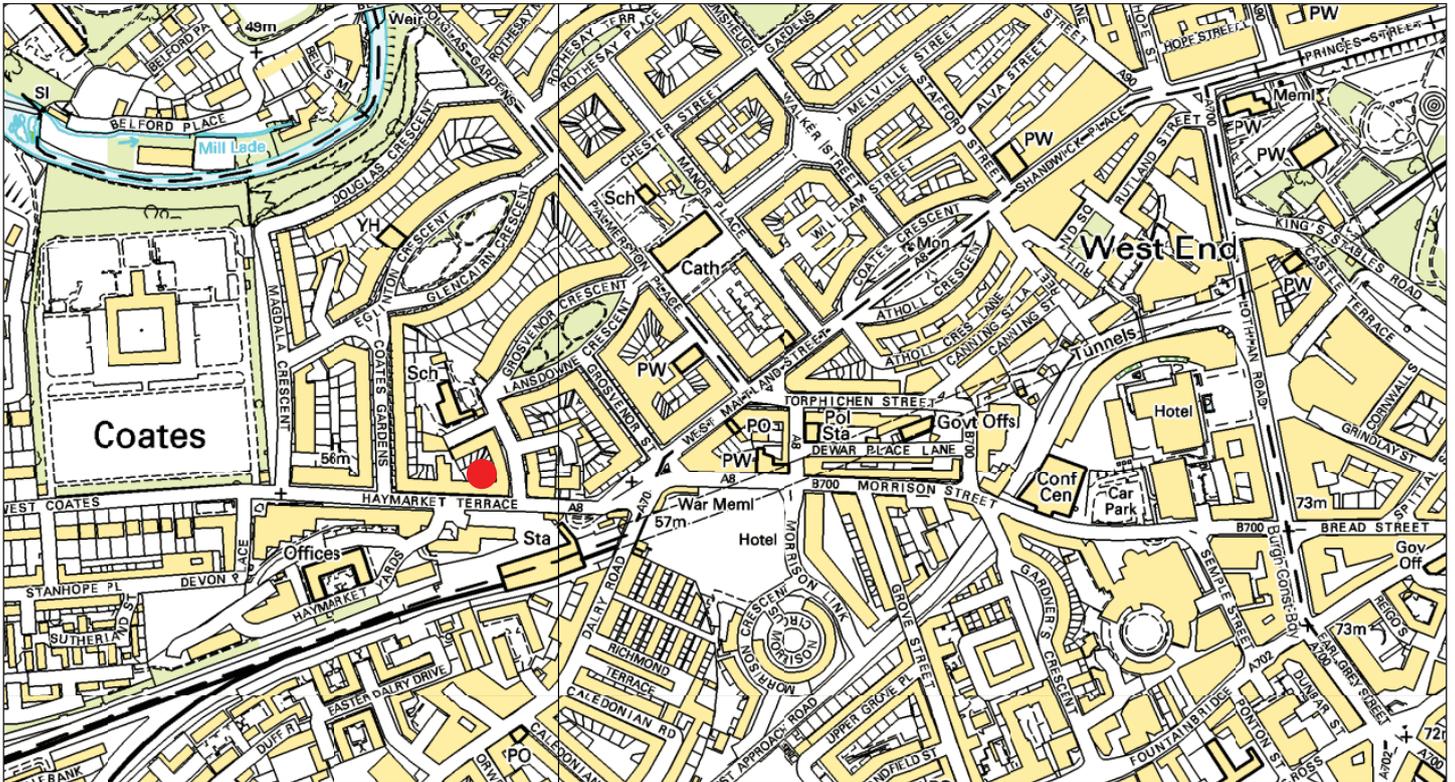




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See our website for all available properties:

[www.eyco.co.uk](http://www.eyco.co.uk)



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