



# TO LET

10 Haymarket Terrace  
Edinburgh EH12 5JZ

- Retail/office unit
- New FRI lease
- 1,314 sq ft
- Rent £17,500 pa

## 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 unit arranged over ground, upper ground and basement floors. We calculate the unit extends to the following approximate net internal areas:

Ground Floor	310 sq ft	(28.8 sq m)
Upper Ground Floor	177 sq ft	(16.4 sq m)
Basement	827 sq ft	(76.8 sq m)
<b>Total</b>	<b>1,314 sq ft</b>	<b>(122 sq m)</b>

## Planning

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 **£17,500 per annum** exclusive

## Rating

The subjects have recently been subdivided and will require to be reassessed.

## Energy Performance Certificate

To be assessed following subdivision works.

## 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 incoming 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 on 0131 226 2641.

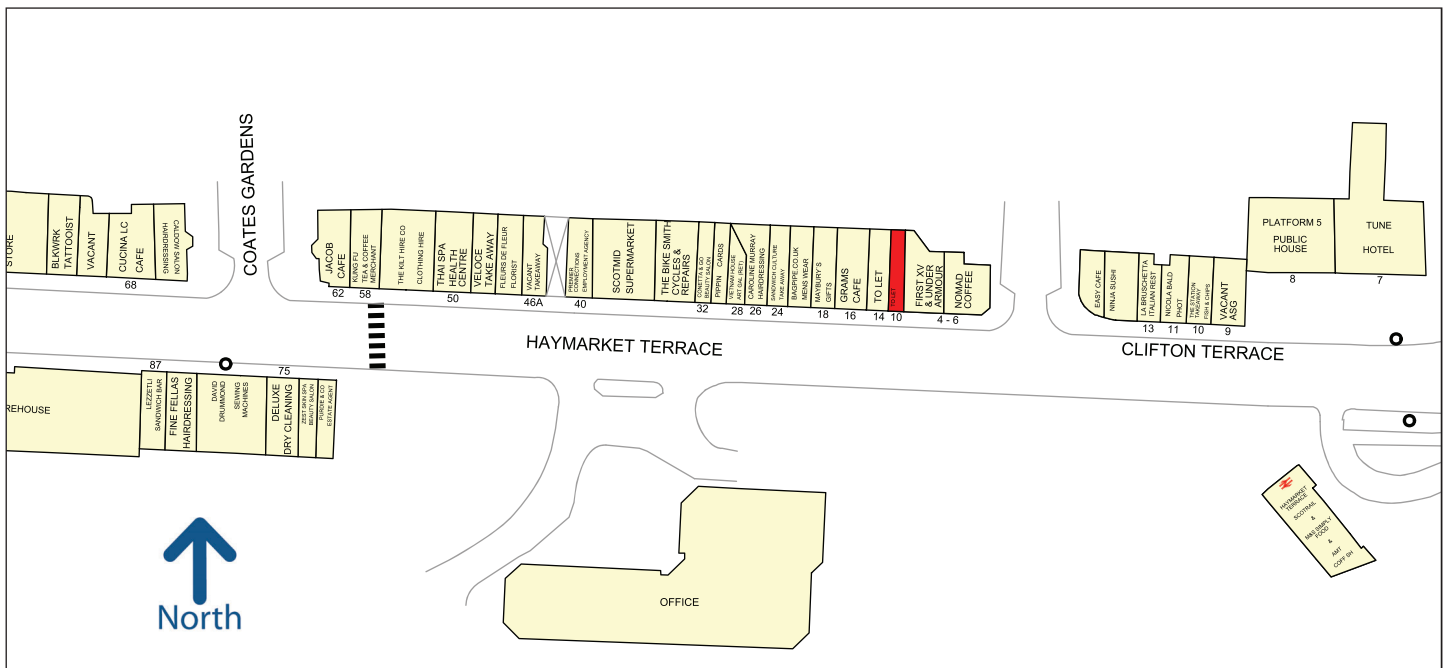
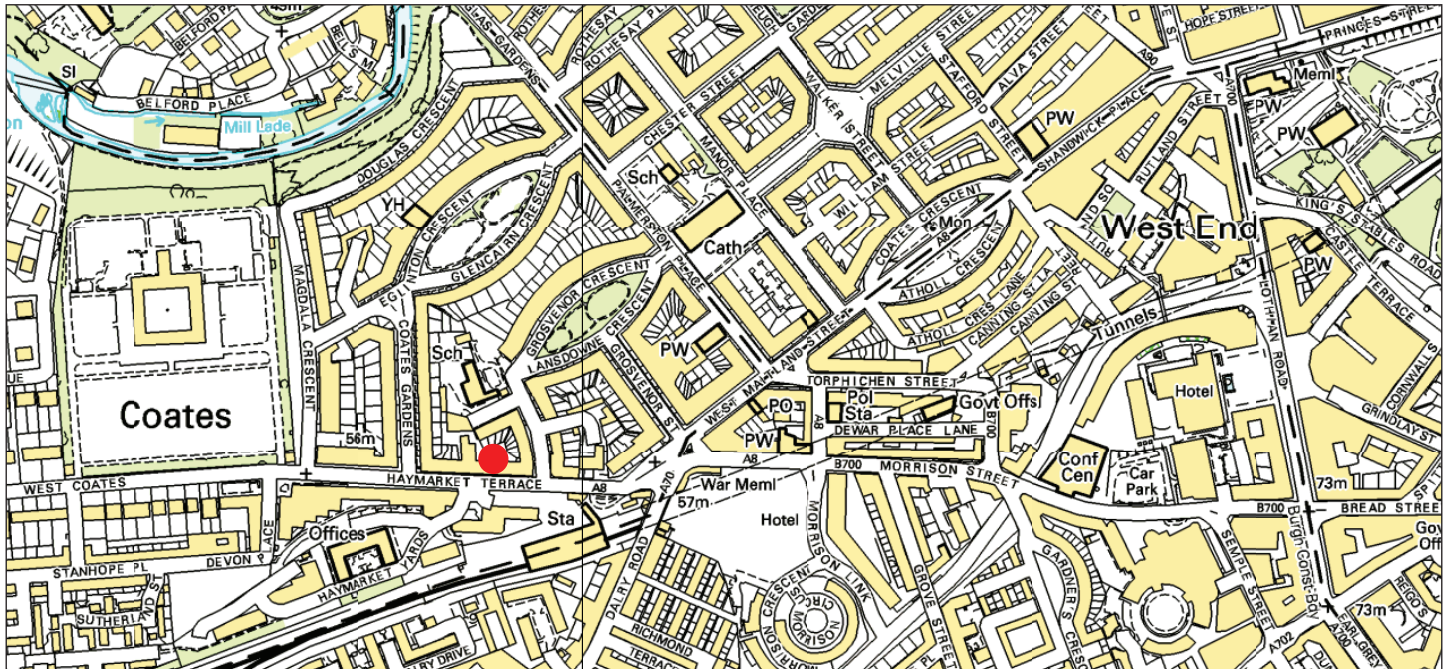


# TO LET



eric young & co

## 10 Haymarket Terrace, Edinburgh EH12 5JZ



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X  
No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

### Get in touch



Alastair Rowe  
arowe@eyco.co.uk  
0131 558 5140



Ben Campbell-Roddiss  
bcampbell-roddiss@eyco.co.uk  
0131 558 5114

AR/JH/ED3302 - Date of preparation: 7 November 2018

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Agency Rent Reviews Asset Management Rating Investment Development