



eric young & co

# Retail

■ experience ■ judgement ■ service ■

## TO LET

### Class 3 Cafe/Retail Unit

10 West Maitland Street  
Edinburgh EH12 5DS



#### LOCATION

West Maitland Street is one of the main arterial routes leading west from Edinburgh City Centre to the Airport, city by-pass and M8 motorway. The area has been greatly enhanced by the £25 million refurbishment of Haymarket Train Station and the implementation of the tram connecting the airport, Haymarket and the city centre.

The premises are located centrally on the south side of West Maitland Street with nearby occupiers including **The Post Office, Ladbrokes, Boots, McColl's, Cost Cutter, William Hill** and **Greggs**.

#### ACCOMMODATION

The unit is arranged over a ground floor at street level, upper ground floor and basement level. We calculate the following approximate net internal floor areas:

Ground Floor	341 sq ft	(31.68 sq m)
Upper Ground Floor	224 sq ft	(20.81 sq m)
Basement	618 sq ft	(57.41 sq m)
<b>Total</b>	<b>1,183 sq ft</b>	<b>(109.90 sq m)</b>

#### PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 3 planning consent with permitted change of use to Class 1 & 2.

#### LEASE

The subjects are available on the basis of a new full repairing and insuring lease.

#### RENT

Offers of **£18,000 per annum** exclusive are invited.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£14,200**. (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 **£6,816**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

#### 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 on 0131 226 2641.

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

Waverley Gate  
2-4 Waterloo Place  
Edinburgh EH1 3EG

E: info@eyco.co.uk  
F: 0131 558 5101

0131 226 2641  
www.eyco.co.uk



eric young & co

See our website for all available properties:

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



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.

GP/JH/ED3297

Date of preparation - 9 July 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.