



TO LET

160 Causewayside
Edinburgh EH9 1PR

-  Retail Unit
-  Lease for sale
-  Due to relocation
-  1,413 sq ft

Location

The subjects are located on the west side of Causewayside between the junctions of Grange Road to the north and Fountainhall Drive to the south, approximately 1.5 miles to the south of Edinburgh city centre.

Causewayside forms part of a main vehicular thoroughfare that leads a high volume of traffic into the city centre from Newington and the City Bypass. This is a mixed commercial/high density residential area which has seen substantial development in the recent past with the number of student accommodation schemes going up in the locality.

The area is particularly popular with students owing to its proximity to Edinburgh University and also throughout the summer months during the festival period. Surrounding occupiers to the subjects include **Tesco Express, National Library of Scotland, No1 The Grange Bar & Restaurant** and a number of office complexes in the vicinity.

Accommodation

The unit is arranged over ground floor only at street level. We calculate the unit extends to the following approximate net internal floor area:

| | | |
|--------------|-------------|---------------|
| Ground Floor | 1,413 sq ft | (131.27 sq m) |
|--------------|-------------|---------------|

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

Lease

Our client has now relocated to their new showroom at 17 Corniston Road, Edinburgh. The subjects are available for the remaining lease term expiring 25th November 2027, subject to a tenant only break option on 25th November 2022. The current passing rent is **£21,000 per annum** exclusive.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£19,200**. (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 **£9,216**.

Energy Performance Certificate

Available on request.

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

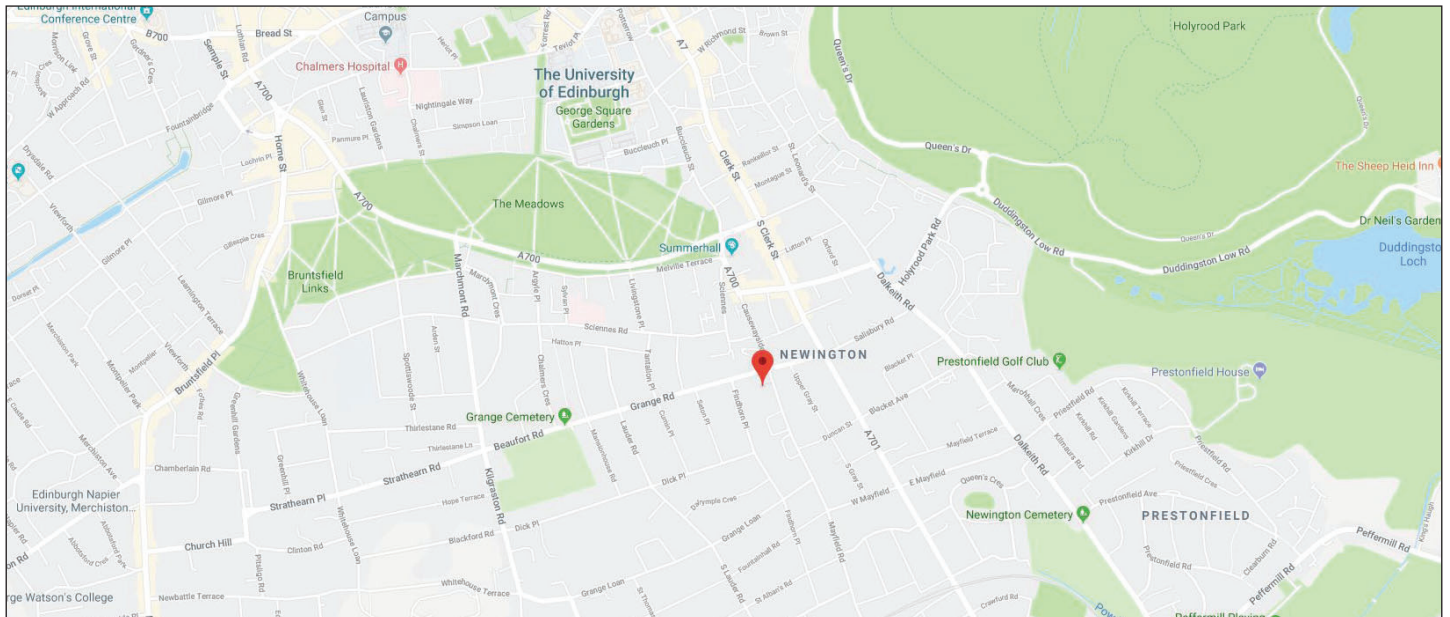
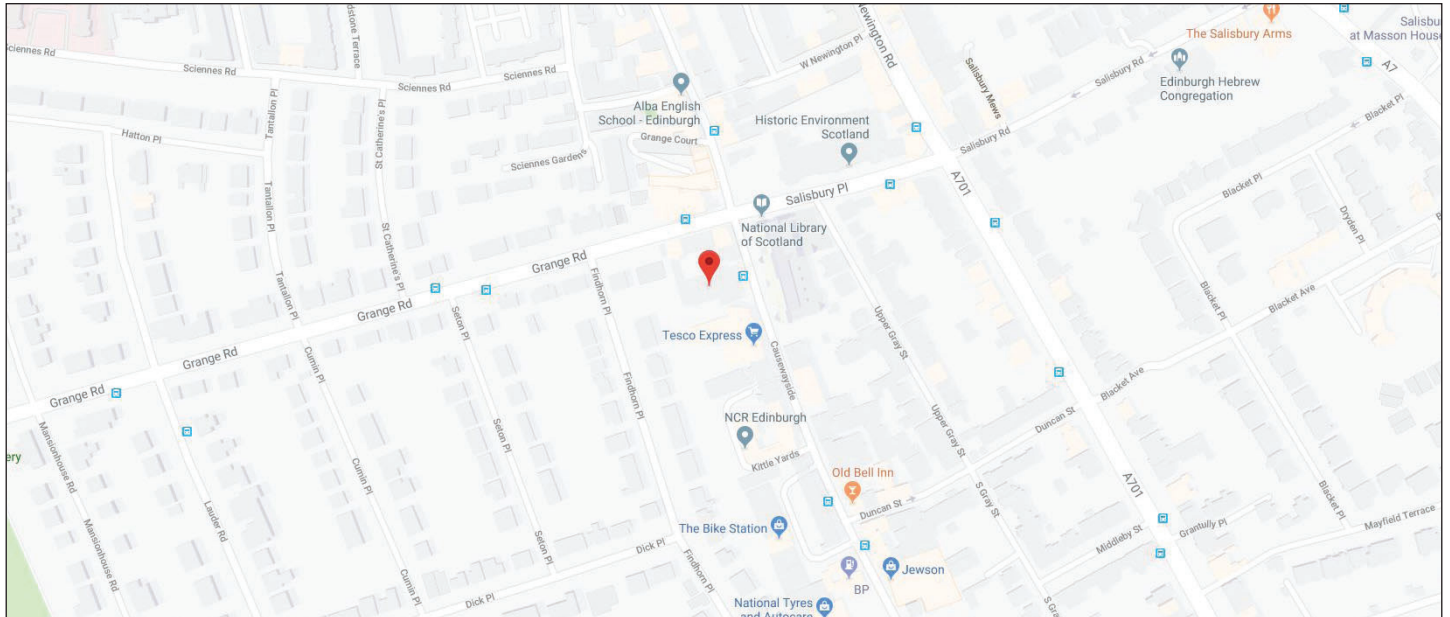
All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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eric young & co

160 Causewayside, Edinburgh EH9 1PR



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AR/JH/ED3298 - Date of preparation: 30 October 2018

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