



TO LET

14 Haymarket Terrace
Edinburgh EH12 5JZ

- Retail/office unit
- New FRI lease
- 892 sq ft
- Rent £16,000 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 are arranged over ground, upper ground and basement floors. We calculate the unit extends to the following approximate net internal areas:

Ground Floor	245 sq ft	(22.8 sq m)
Upper Ground Floor	258 sq ft	(24 sq m)
Basement	389 sq ft	(36.2 sq m)
Total	892 sq ft	(83 sq m)

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 **£16,000 per annum** exclusive.

Rating

The unit will require to be reassessed following subdivision works.

Energy Performance Certificate

The unit will require 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 ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

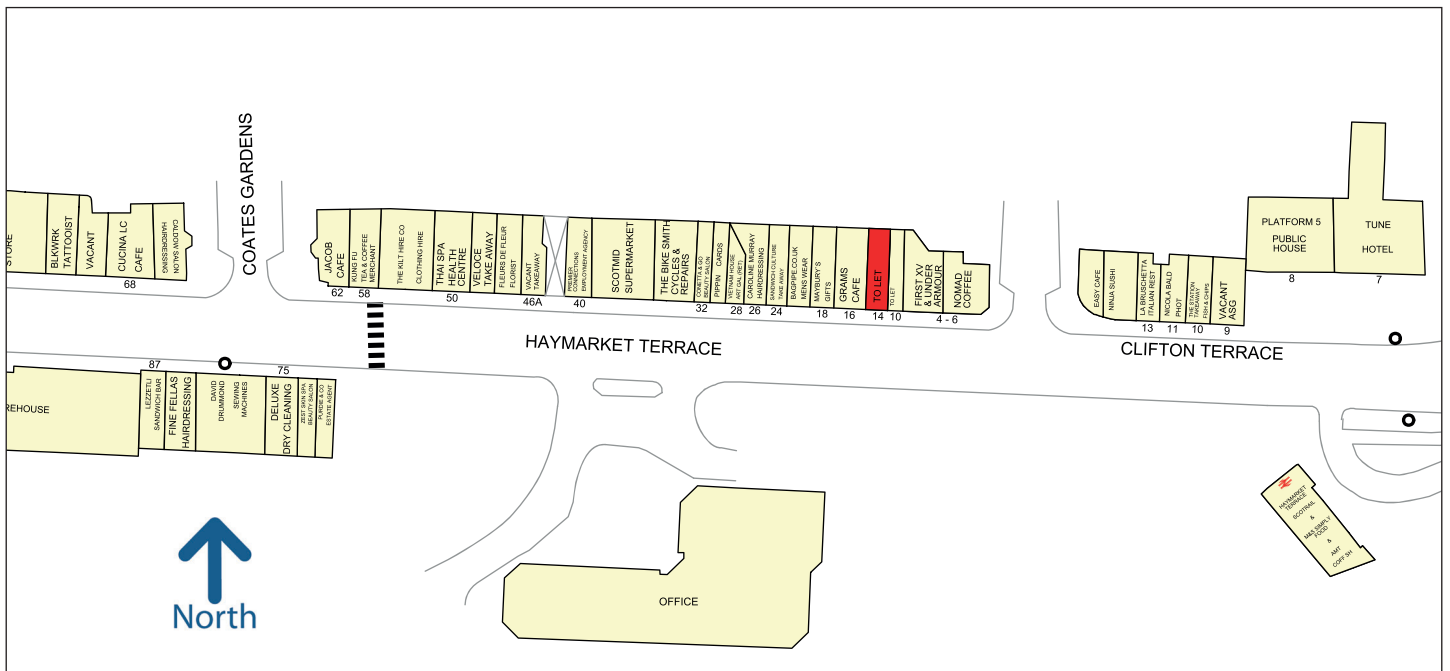
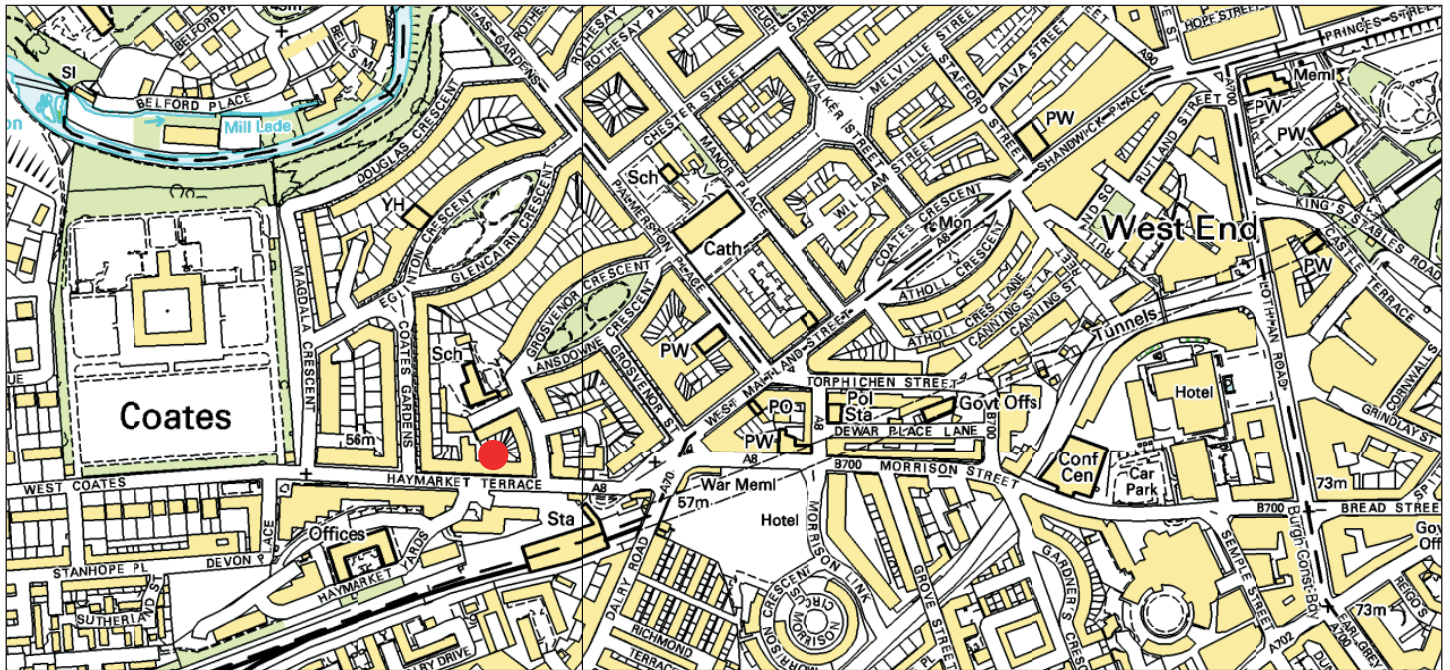
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

14 Haymarket Terrace, Edinburgh EH12 5JZ



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Get in touch



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