



TO LET

57a Frederick Street
Edinburgh EH2 1LH

- Sui Generis Public House Use
- Prime city centre restaurant unit
- Affordable rent
- 1,917 sq ft

Location

Edinburgh is the capital city of Scotland located approximately 400 miles north of London and 45 miles east of Glasgow. Edinburgh attracts the largest number of tourists within the UK out with London and likewise is the largest financial centre outside of London.

Frederick Street is located perpendicular to George Street in the heart of the city centre. The subject property is situated at the north end of Frederick Street between George Street and Queen Street. This section of the street is popular with niche retailers with a predominance of leisure occupiers in the immediate vicinity including **Cote Restaurant, Eteaket, Rabble, The Queens Arms, Café Marlayne, Café St Honore, El Cartel, Café Rouge, Fingers, Dusit, Fishers Seafood Restaurant, Iris** and **Bon Vivant** with upmarket retailers located in George Street and many supporting offices in and around the New Town area of George Street, Frederick Street, Queen Street, Hill Street and Young Street.

Accommodation

The unit is arranged with a ground floor entrance at street level with an access stair down to the lower ground/basement floor extending to the following gross internal floor area:

Basement	1,917 sq ft	(178.08 sq m)
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Planning

The unit recently received a change of use from a Class 3 Hot Food Restaurant Consent to a Sui Generis (Public House) Consent. Further details upon request.

Lease

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

Rent

Offers in the region of **£50,000 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 **£52,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2018/19 of **£26,312**.

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 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

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Get in touch



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