



TO LET

58 South Bridge
Edinburgh EH1 1YS

- Recently refurbished retail unit
- Strong student catchment
- Ground floor 528 sq ft
- Rent £30,000 pa

Location

The subjects are located on the east side of South Bridge, opposite Edinburgh University. South Bridge is within Edinburgh's Old Town and is a short walk from the Royal Mile and the East End of Princes Street. The area is very popular with students and tourists resulting in high levels of footfall throughout the year.

Nearby occupiers include **Tesco Express, Blackwells, Caffè Nero** and **Costa Coffee**.

Accommodation

The unit is arranged over ground and basement floors and extends to the following approximate net internal floor areas:

Ground Floor	528 sq ft	(49.05 sq m)
Basement	547 sq ft	(50.82 sq m)
Total	1,075 sq ft	(99.87 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

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

Rent

Offers of **£30,000 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 **£15,200**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2019/20 of **£7,448**.

The subjects may be eligible for 25% 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 incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

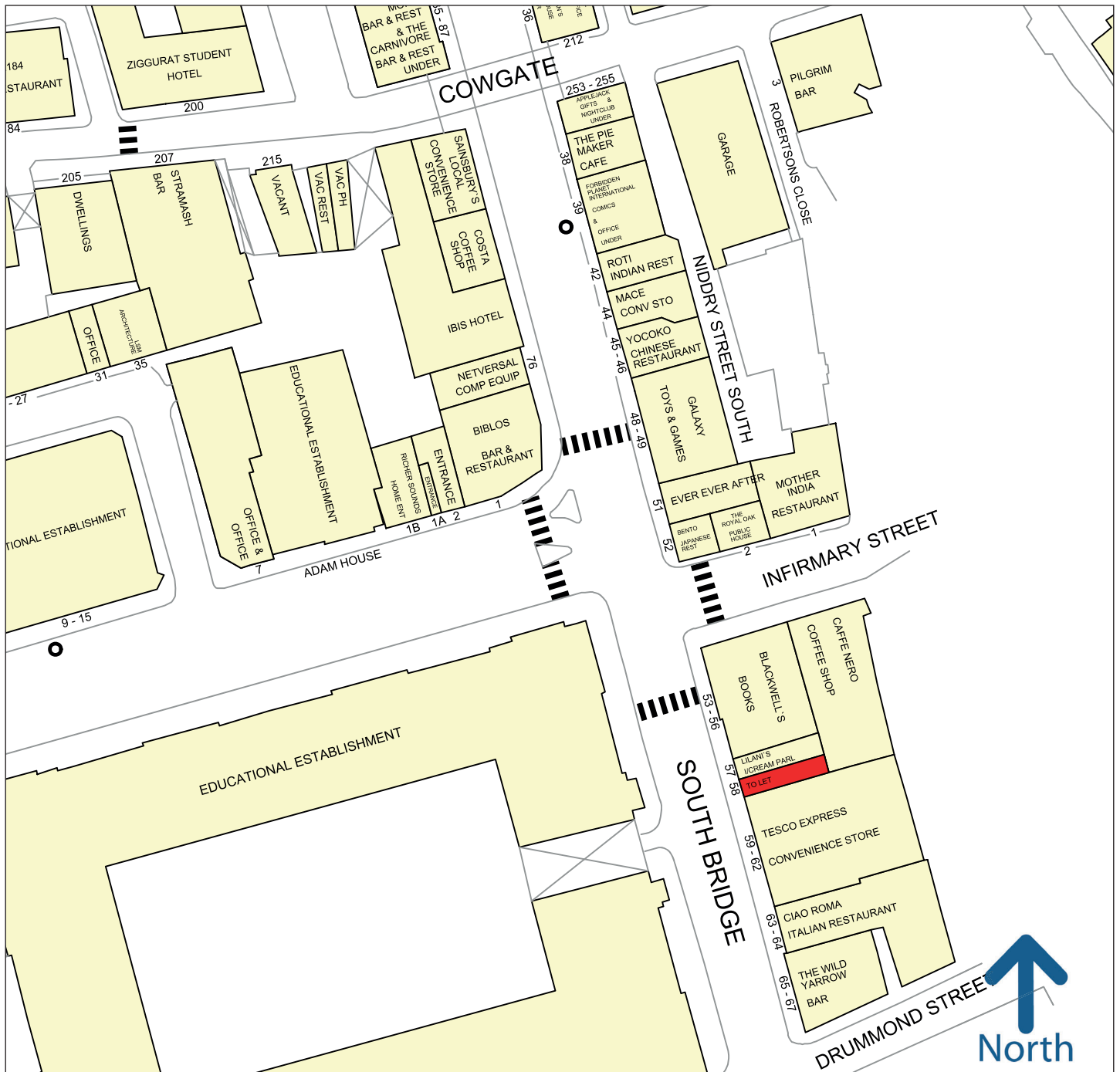
All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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eric young & co

58 South Bridge, Edinburgh EH1 1YS



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