







LEASE AVAILABLE

19 Waterloo Place
Edinburgh EH1 3BG

-  Rare opportunity located in heart of city centre
-  Self-contained ground floor unit - 995 sq ft (92 sq m)
-  Passing rent of £27,000 pa / Lease expires 2028
-  Fitted partially to a high standard for hair/beauty use

Location

The property is located to the north side of Waterloo Place, approximately 150m from its junction with Leith Street/Princes Street.

This location is popular for retail (St James Quarter), with an abundance of national and international retailers having representation, together with a number of government offices, Travelodge, Apex Hotel and the Princess Suites.

It is well served by public transport with excellent bus services nearby and Waverley Train Station situated within walking distance.

The east end has undergone a dramatic transformation over recent years. Asides from the development of the trams and St James, it is anticipated that the ongoing developments at 'New Waverley' comprising further office/residential will further improve the area.

Description

The subjects comprise a double windowed retail unit arranged over the ground floor which forms part of a 7-storey traditional Georgian stone-built block with a mixture of pitched and slated or flat roofs above.

Accommodation

There is a well-proportioned sales area which has been partially fitted out with reception, treatment rooms, disabled toilets and hairdressing facilities. The unit extends to the following approximate net internal floor area:

Ground Floor	995 sq ft	(92.0 sq m)
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Planning

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

Lease

The property is available by way of assignment of the current lease expiring 1st September 2028. There are rent reviews effective from this date in 2022 and 2025. Alternatively the premises can be made available by way of sub-lease.

Passing rent

£27,000 per annum exclusive of VAT.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£19,500**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2022/23 of **£9,711**.

Energy Performance Certificate

A copy of the full report can be provided 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 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

19 Waterloo Place, Edinburgh EH1 3BG



Approx. 150m to Princes Street, Waverley Station and St James Quarter



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CK/DOC/ED3563 - Date of publication: 10 March 2022

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