

TO LET

85-87 Rose Street
Edinburgh EH2 3DT

- ▶ Prominent retail unit in high footfall location
- ▶ Extends to a total NIA of 1,165 sq ft
- ▶ Rental offers of £40,000 per annum invited
- ▶ Subject to Vacant Possession - October 2022



LOCATION

Rose Street runs parallel to George Street and Princes Street linking South Charlotte Street at the west end with South St Andrew Street at the east end.

It is now fully pedestrianised and a busy retail and leisure destination within the city centre. The street accommodates a number of bars, restaurants and retail units occupied by a mixture of local, national and speciality traders.

The street enjoys significant footfall but much lower occupational costs than the likes of Princes Street, George Street and the streets that run perpendicular to it.

The properties are situated within the block bounded by Castle Street to the west and Frederick Street to the east. The block is considered to be the prime stretch of Rose Street and other occupiers within this stretch include **ECCO Shoes, Fly London, Tiso, Timpsons, Latitude Coffee and Element Cocktail Bar.**

The subjects are situated on the north side of the street and back onto Rose Street North Lane where access and rear servicing is available.

ACCOMMODATION

The property is a Category C listed end-terraced Georgian building arranged over basement, ground and three upper levels. The property is of traditional sandstone construction with a pitched and slate covered roof.

Internally the subjects are laid out to provide a main retail area together with rear kitchen/staff facilities. The basement provides a WC and additional storage space.

The unit extends to the following approximate net internal floor areas:

GROUND	574 SQ FT	53.3 SQ M
UPPER GROUND	174 SQ FT	16.2 SQ M
BASEMENT	417 SQ FT	38.8 SQ M
TOTAL	1,165 SQ FT	108.2 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 restricted cafe/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 **£40,000 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 2023 is **£44,000**. (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 2023/24 of **£21,912**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

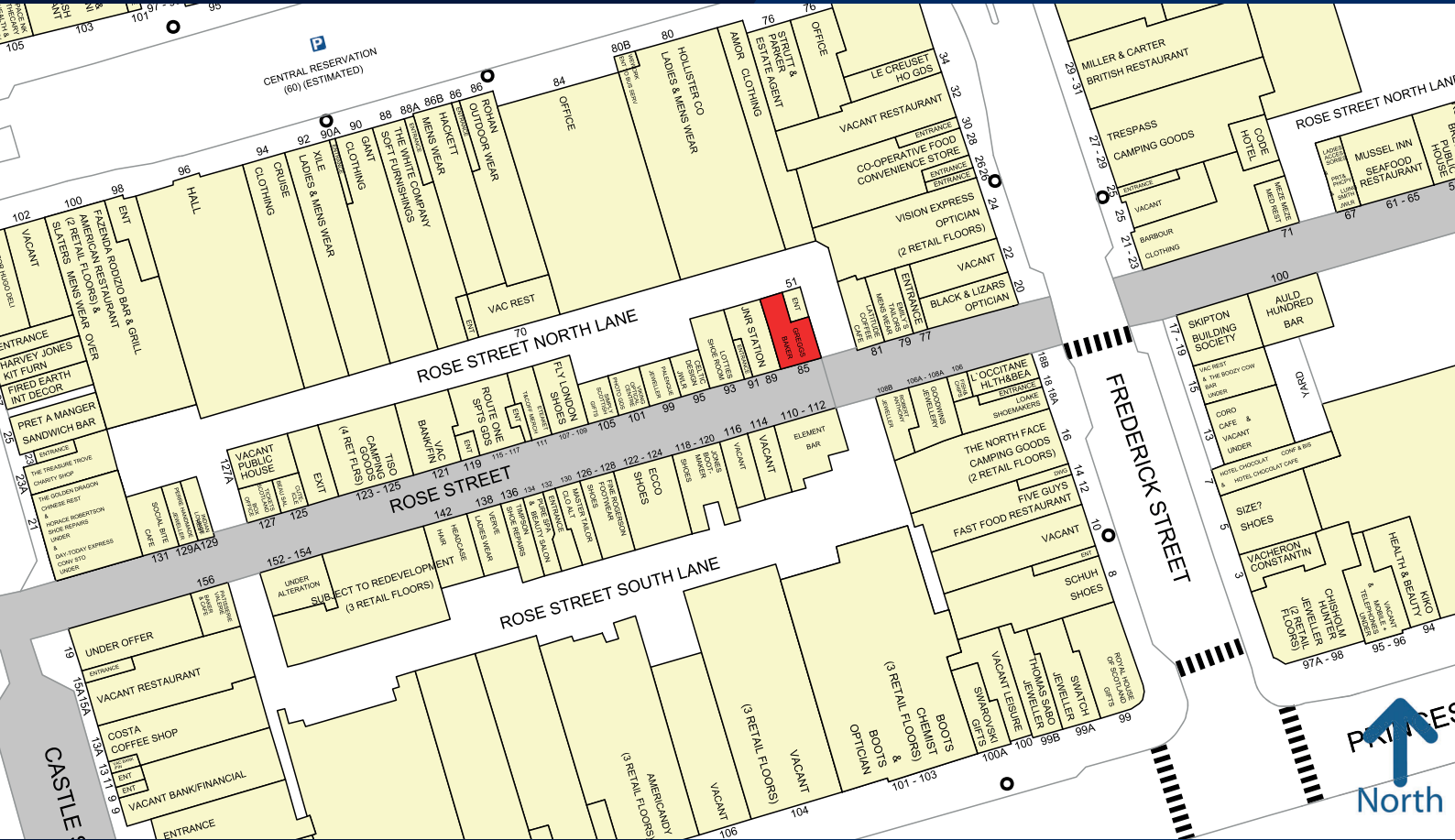
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

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

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