

TO LET

123 Lothian Road
Edinburgh EH3 9AN

- ▶ Extremely prominent corner position on a main arterial route
- ▶ Established leisure pitch within the Exchange District
- ▶ Directly opposite Odeon Cinema
- ▶ Partially fitted former Starbucks coffee house



LOCATION

Edinburgh is Scotland's capital city situated on the banks of the Firth of Forth, located approximately 60 miles to the south of Dundee and approximately 50 miles to the east of Glasgow.

The subjects are located on the east side of Lothian Road in an extremely prominent corner position directly opposite **Odeon Cinema**. It is situated on an established leisure pitch on a main arterial route in close proximity to the Financial Exchange district approximately half a mile from Princes Street.

Nearby occupiers include **Wildwoods, Chakoo, Nandos, Pret A Manger, Topolabamba** and **Bread Meats Bread**.

ACCOMMODATION

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

GROUND FLOOR	1,058 SQ FT	98.3 SQ M
BASEMENT	791 SQ FT	73.5 SQ M
TOTAL	1,849 SQ FT	171.8 SQ M

PLANNING

The subjects have previously traded as a coffee house and currently benefit from Class 1 planning consent. However, other uses will be considered subject to planning.

LEASE

The subject is available on the basis of a new effective full repairing and insuring lease for a term to be agreed.

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 **£42,630**. (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 **£21,229**.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC 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

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

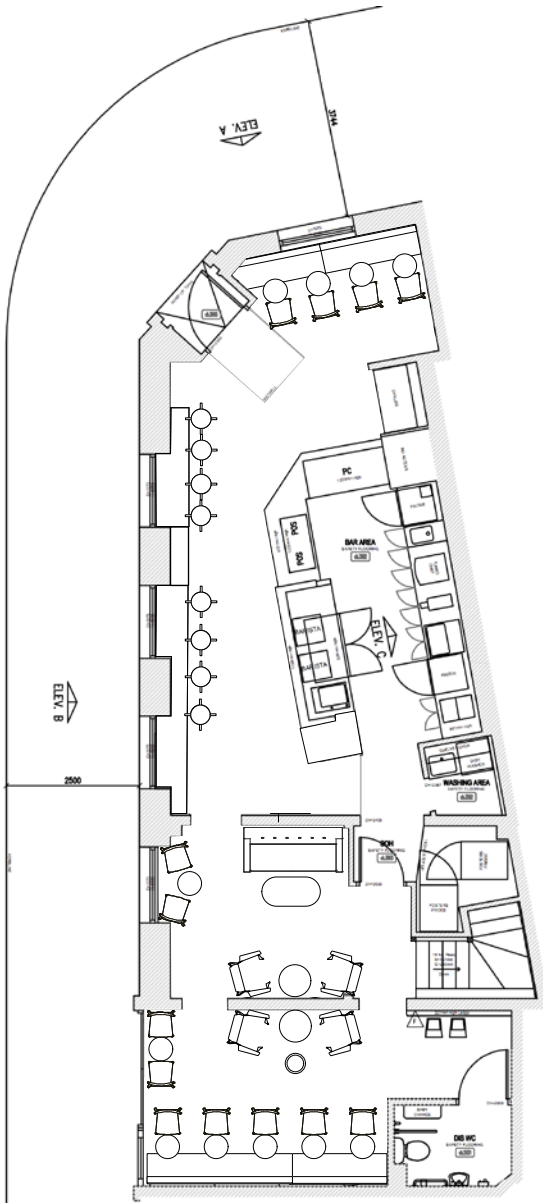
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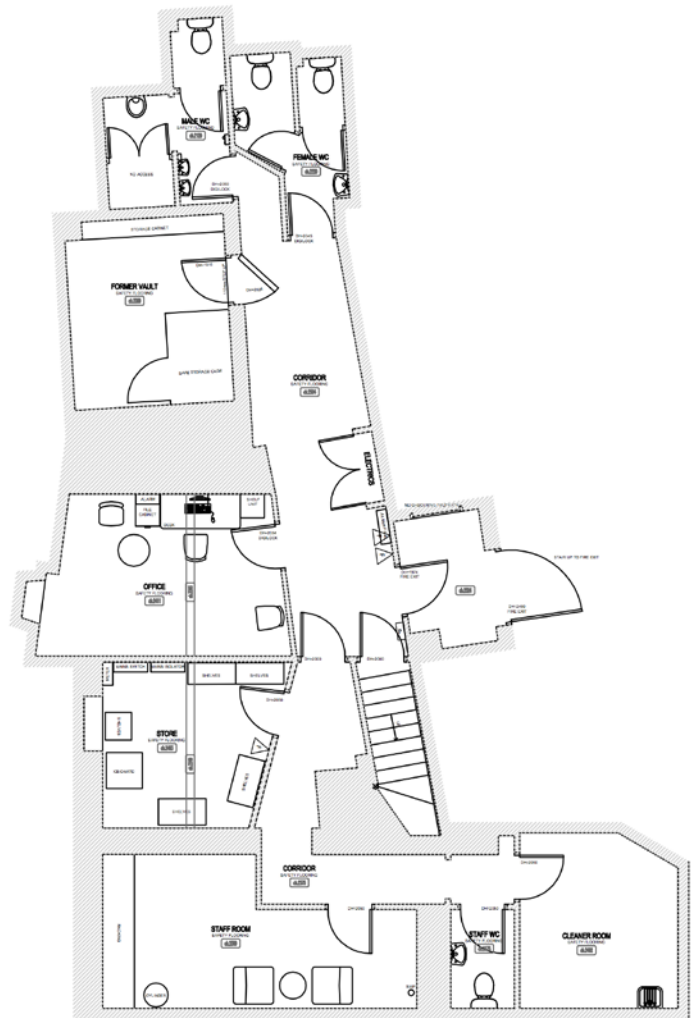


FLOORPLAN

(Previous tenant layout)



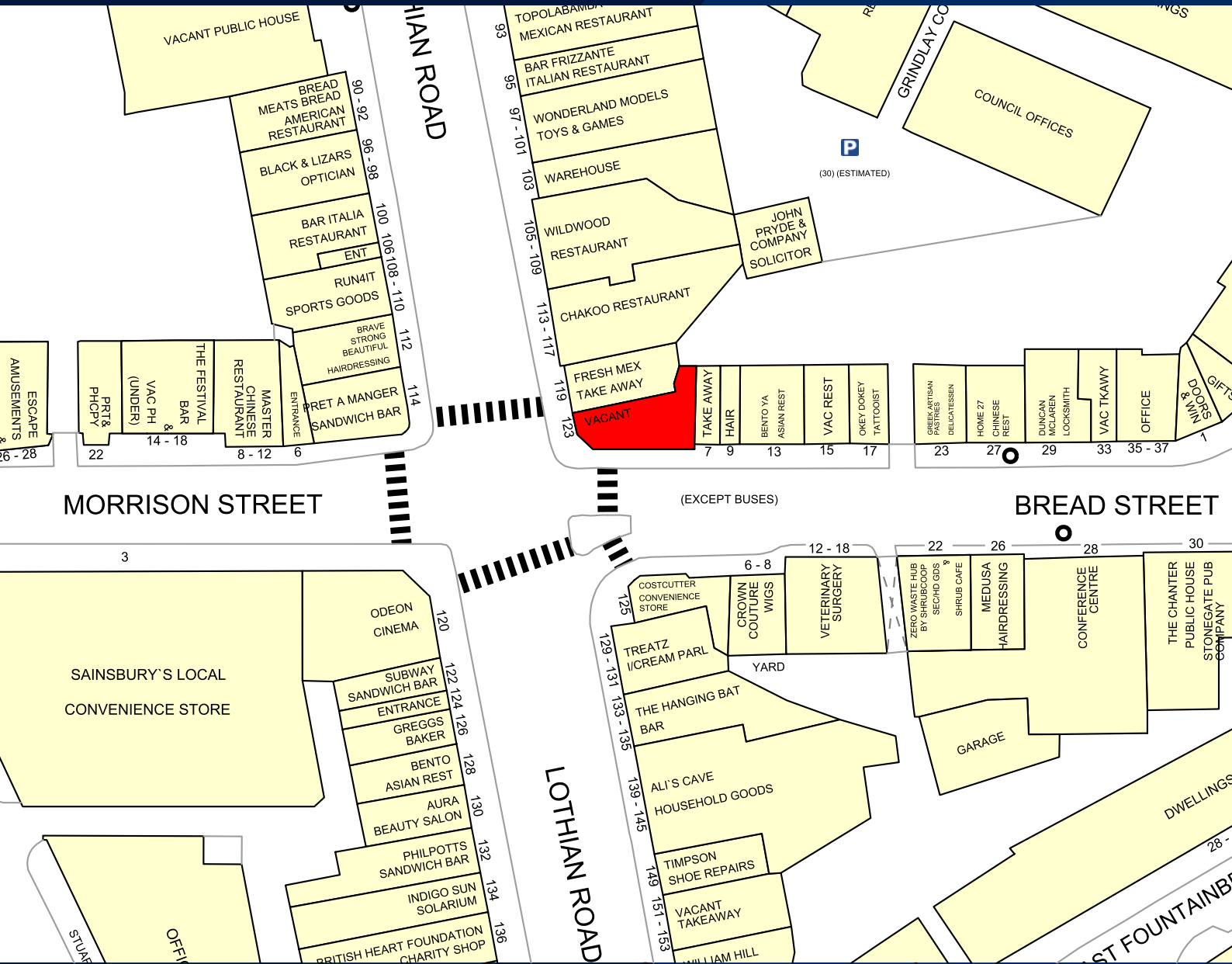
Ground floor



Basement

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GET IN TOUCH



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