

MULTREES WALK

EDINBURGH

TO LET UNIT 16, MULTREES WALK

EXCLUSIVE TO EDINBURGH, NEXT TO HARVEY NICHOLS, ST ANDREW SQUARE



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ST ANDREW SQUARE, EDINBURGH
EH1 3DQ

LOCATION

The Walk is a purpose built pedestrianised shopping street located in the heart of Edinburgh city centre and acts as a link between George Street and St James' Shopping Centre.

The Walk is anchored by Harvey Nichols Department Store (100,000 sq ft) and is also home to a number of national and international retailers including Burberry, Louis Vuitton, Tommy Hilfiger, Michael Kors, Hugo Boss, Mulberry, Nespresso, Reiss, Kurt Geiger and Swarovski.

The City of Edinburgh is one of Europe's major tourist destinations, attracting over 13 million visitors per year. Edinburgh also has one of the wealthiest catchment populations in the United Kingdom and has a high concentration of multi-national office headquarters.

DESCRIPTION

The property comprises a retail unit at ground floor with ancillary accommodation at first floor, benefiting from the following approximate dimensions and net internal floor areas:

Shop Depth	51 ft 3 ins	(15.65 m)
Net Frontage	18 ft 7 ins	(5.70 m)
Return Frontage	18 ft 5 ins	(5.64 m)
Ground Floor	1,005 sq ft	(93.37 sq m)
First Floor	1,056 sq ft	(98.07 sq m)

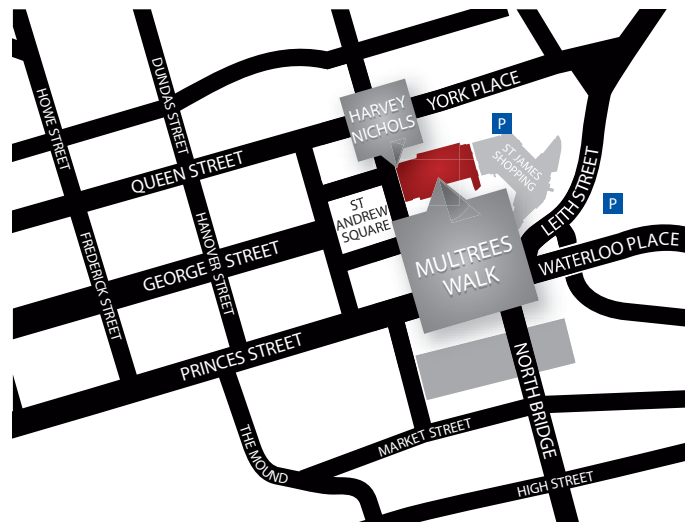


LEASE

The unit is offered by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to upward only rent reviews at the expiry of each fifth year.

RENT

Offers are invited in the region of £135,000 per annum exclusive of business rates, service charge, building insurance, VAT and all other outgoings.





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RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is £86,100. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 47.1p, (plus large property supplement of 1.1p) this rateable value will result in an estimated rates liability in financial year 2014/15 of £41,500.

SERVICE CHARGE

An annual on account service charge is payable.

Energy Performance Certificate

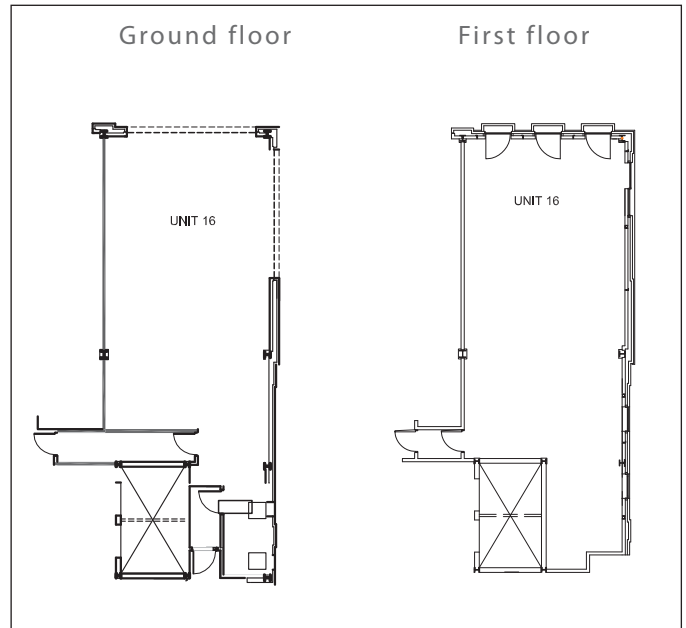
EPC Rating = TBC

PLANT AND EQUIPMENT

None of the systems or equipment in the property have been tested by us to check they are in working order. Purchasers/Lessees may wish to make their own investigations.

LEGAL COSTS

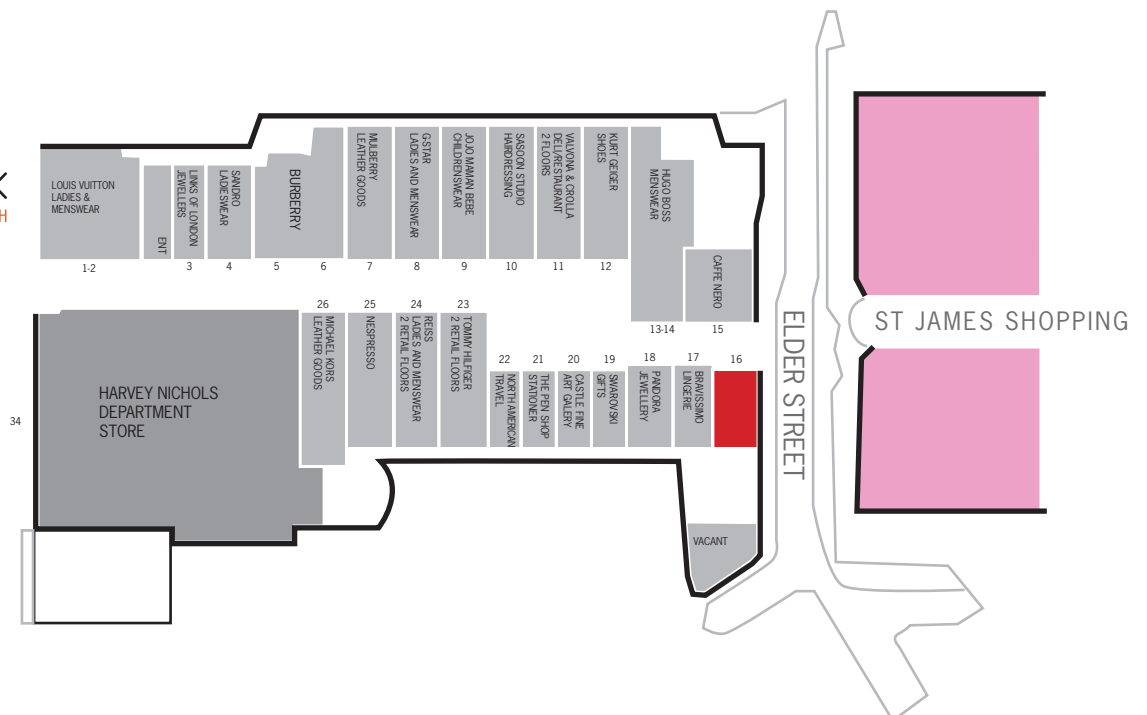
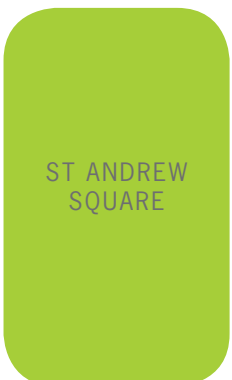
Each party to be responsible for their own legal costs incurred during the transaction.



VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641 or our joint letting agents Cushman & Wakefield - 020 7935 5000.

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BRAVISSIMO • BURBERRY • CAFFE NERO • G STAR • HARVEY NICHOLS • HUGO BOSS
JOJO MAMAN BEBE • KURT GEIGER • LINKS OF LONDON • LOUIS VUITTON • MICHAEL KORS
MULBERRY • NESPRESSO • PANDORA • REISS • SANDRO • SASSOON SALON
SWAROVSKI • THE PEN SHOP • TOMMY HILFIGER • VALVONA & CROLLA • VINCAFFÈ
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www.multreeswalk.com

VIEWING AND OFFERS

Viewing arrangements and offers should be made through the joint letting agents.



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IAN WHELAN
dd: 0131 558 5121
email: iwhelan@eyco.co.uk



Contact:
CUSHMAN & WAKEFIELD
PETER MACE
dd: +44 (0)20 7152 5039
email: peter.mace@eur.cushwake.com

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