



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET/MAY SELL

Retail Unit

55 Bread Street
Edinburgh EH3 9AF



LOCATION

Edinburgh is the capital and administrative centre for Scotland with an expanding residential population of approximately 455,000 people. Edinburgh is Scotland's second largest shopping destination, with a retail catchment population of over 2,000,000 people.

Bread Street is located in the city centre and forms a link between Lothian Road and the Grassmarket. The local area comprises strong mix of office, retail and leisure properties which are occupied by both national and local occupiers.

The premises are located on the north side of Bread Street close to the junction with Westport. Nearby occupiers include **Sainsburys, Starbucks, Medusa Hair** and **The Point Hotel**.

ACCOMMODATION

The subject property comprises a retail/office unit arranged over ground and basement floors with both upper and lower mezzanine levels. We calculate the property to extend to the following approximate net internal areas:

Ground Floor	188 sq ft	(17.5 sq m)
Upper Mezzanine	125 sq ft	(11.58 sq m)
Lower Mezzanine	123 sq ft	(11.38 sq m)
Basement	224 sq ft	(20.79 sq m)
Total	1,180 sq ft	(110 sq m)

SALE

Our clients are seeking offers in the region of £80,000 for their heritable interest in the property.

RENTAL TERMS

In addition, our clients may consider leasing the property on the basis of a new full repairing and insuring lease subject to 5 yearly upward only rent reviews. Offers in excess of £8,500 per annum are exclusive are invited for the leasehold interest.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£5,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 47.1p this rateable value will result in an estimated rates liability in financial year 2014/15 of **£2,591**. As this is below the threshold of £10,000, occupiers may be able to benefit from 100% small business rates relief.

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 ingoing tenant will be responsible for Stamp Duty Land Tax (SDLT), registration dues and any VAT payable thereon.

VIEWING

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

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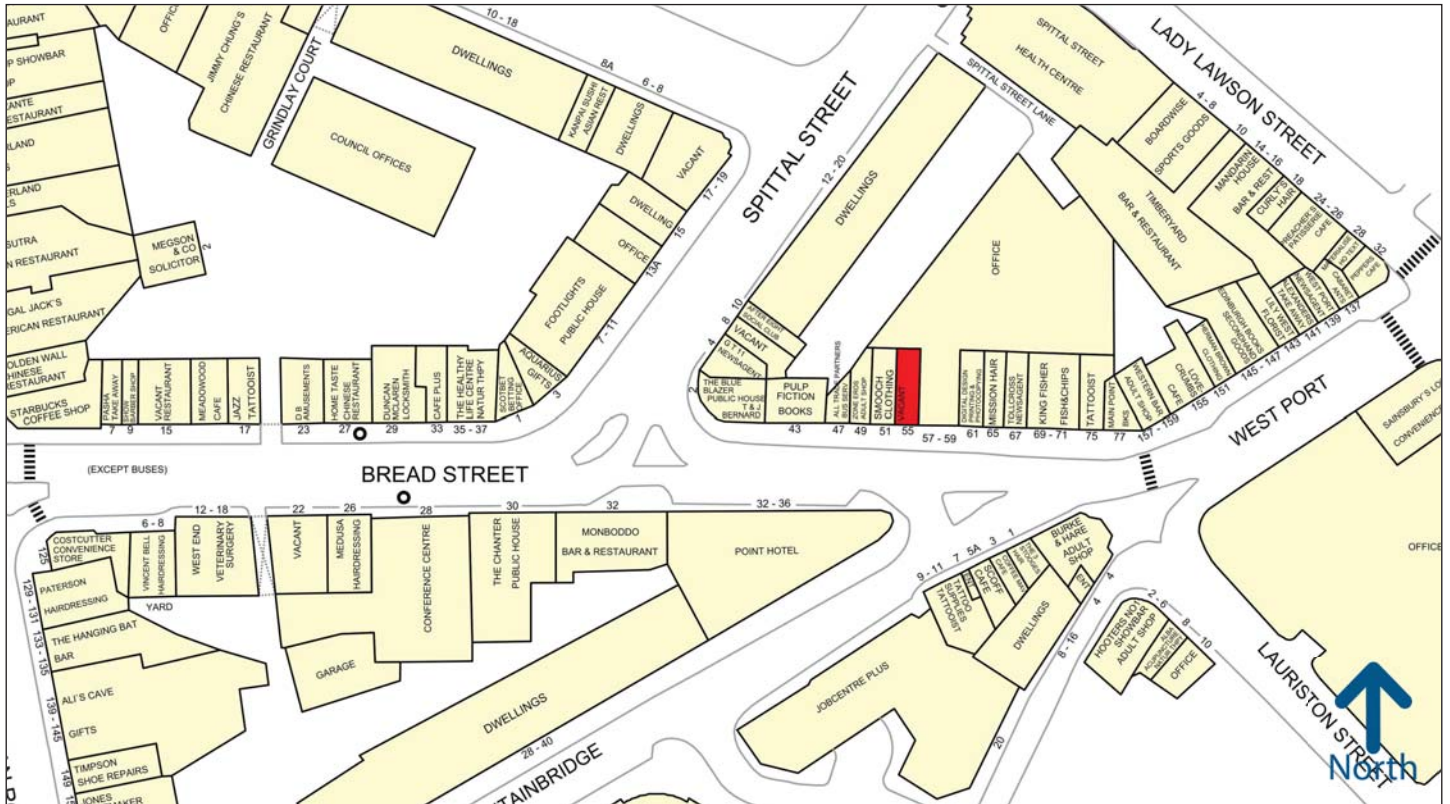
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