

TO LET

38 Shandwick Place
Edinburgh EH2 4RT

- ▶ Prominent city centre retail unit located on busy arterial route
- ▶ Subject to vacant possession
- ▶ Rental offers of £35,000 per annum invited
- ▶ Premises extends to a total of 1,285 sq ft



LOCATION

Shandwick Place forms a continuation of Princes Street, at Edinburgh's west end and is one of the main thoroughfares to and from the city centre to the west of the city. The street is a popular retail and leisure pitch and benefits from its close proximity to the Exchange Office District and the more traditional West End district with excellent transport links. In addition, the primary shopping destinations of Princes Street and George Street are within a short walking distance.

The brand new, £185 million **Johnnie Walker Whisky Experience** development at the west end has further enhanced appeal to both tourists and retailers in the city centre.

The street has seen significant improvement since the opening of the tram line in recent years. The "West End" tram stop is located nearby. It is now a vibrant pitch benefitting from a variety of different occupiers including **Starbucks, ASK Restaurants, Sainsbury's, Taco Bell, Savers, Ryman, Specsavers** and **Holland & Barrett**.

ACCOMMODATION

The unit is arranged over ground floor and basement, extending to the following approximate net internal floor areas:

| | | |
|--------------|-------------|------------|
| GROUND | 800 SQ FT | 74.3 SQ M |
| LOWER GROUND | 485 SQ FT | 45.1 SQ M |
| TOTAL | 1,285 SQ FT | 119.4 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 for a term to be agreed.

RENT

Offers of **£35,000 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 **£25,900**. (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 **£12,898**.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

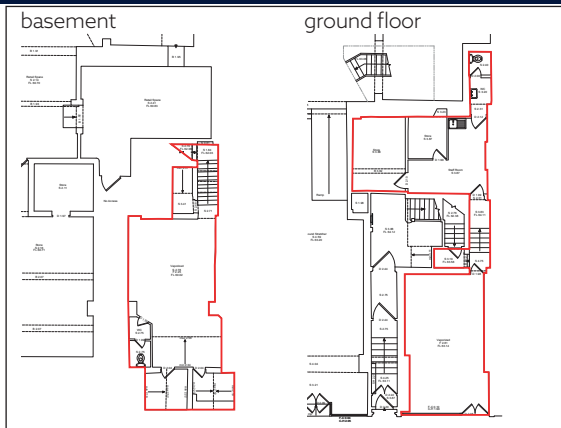
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

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

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View along Shandwick Place to the Johnnie Walker Whisky Experience



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