

TO LET

18 Haymarket Terrace
Edinburgh EH12 5JZ

- ▶ Substantial levels of vehicular & pedestrian traffic
- ▶ Benefits from Small Business Rates Relief
- ▶ Rental offers of £20,000 pa invited
- ▶ Total area – 881 sq ft



LOCATION

Haymarket Terrace is located in the West End of Edinburgh's city centre. The subject is positioned opposite Haymarket Station and the tram stop. The unit is near the new Haymarket Development which is an impressive £350m mixed-use development providing new retail and grade A office accommodation drawing more people to the area.

The premises are situated on the east side of Haymarket Terrace which benefits from having a strong mix of national and independent occupiers. Surrounding occupiers include **Hertz**, **Rugbystuff.com**, **Nomad Coffee**, **Stag Barber Co** and **Chotu Bombay**.

ACCOMMODATION

The subject is an inline retail unit comprising of the ground floor of a five-storey terrace building. Internally the unit consists of a shop floor to the front and a raised level to the rear which has further retail space to one side and storage space and WCs on the other.

The approximate net internal floor areas are shown below:

TOTAL GROUND FLOOR	881 SQ FT	81.9 SQ M
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PLANNING

The subject currently benefits from Class 1A planning consent. 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 **£20,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subject with effect from 1 April 2023 is **£12,700**. (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 **£6,325**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

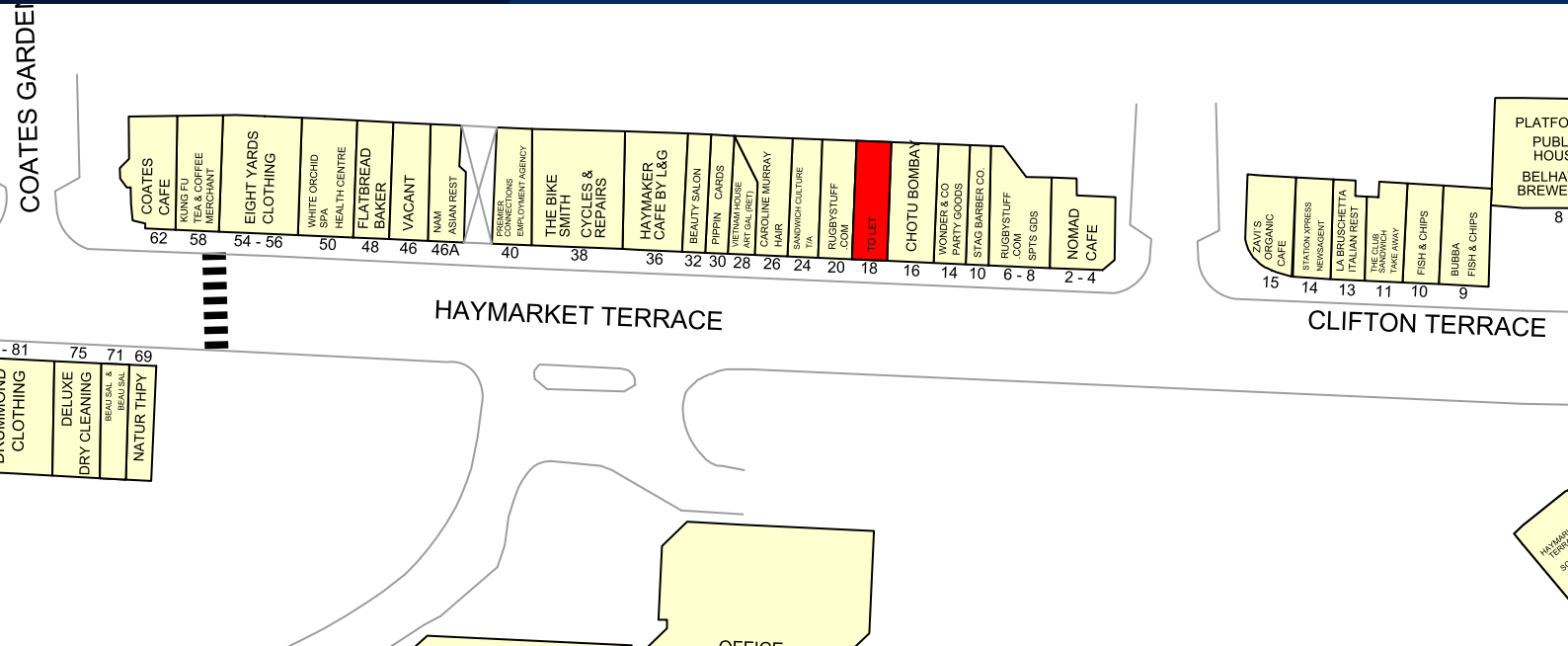
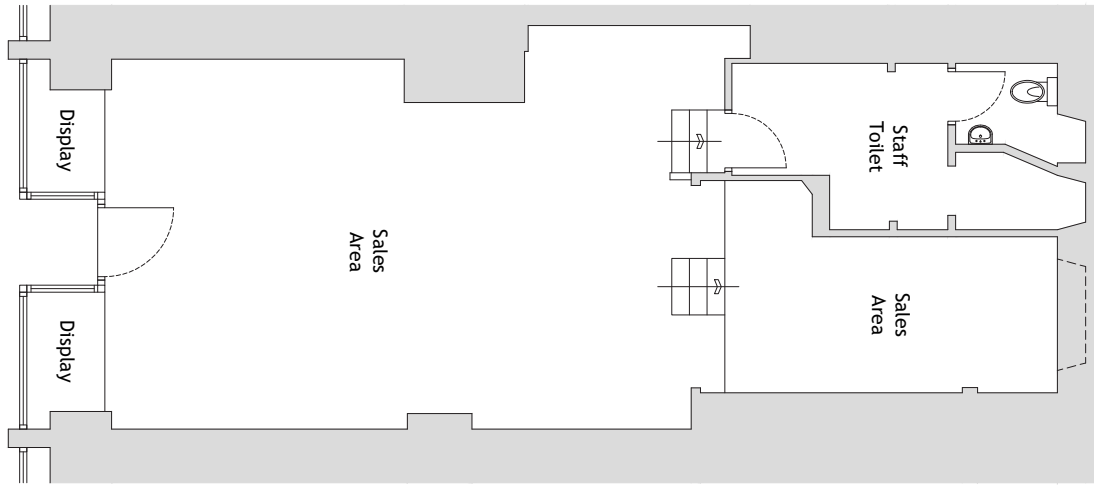
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

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

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GET IN TOUCH



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