



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Retail Unit

4 Drumsheugh Place
Edinburgh EH3 7PT



LOCATION

4 Drumsheugh Place is located in the west end of Edinburgh city centre. It forms part of Melville Place and Queensferry Street which is a busy thoroughfare linking Princes Street and Shandwick Place to the residential areas to the west of Edinburgh such as Dean Village, Comely Bank and Blackhall.

The street contains a mix of retail users including the new **Aga Shop**, **Cheynes Hairdressers**, **Johnsons Dry Cleaners** and **Boom Barbers**.

ACCOMMODATION

The subjects comprise a ground and basement unit which we calculate extends to the following approximate net internal areas:

Ground Floor	661 sq ft	(61.5 sq m)
Basement	597 sq ft	(55.5 sq m)
Total	1,259 sq ft	(117 sq m)

LEASE

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

Offers in excess of **£17,000 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 2010 is **£13,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48.4p this rateable value will result in an estimated rates liability in financial year 2016/17 of **£6,534**.

This property may qualify for 25% rates relief through the Small Business Bonus Scheme.

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 Land and Buildings Transaction Tax (LBTT), 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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See our website for all available properties:

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Date of preparation - 25 March 2016

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Agency ■ Rent Reviews ■ Asset Management ■ Rating ■ Investment ■ Development