

# 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:

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

Alastair Rowe David McArthur 0131 558 5140 0131 558 5131 arowe@eyco.co.uk dmcarthur@eyco.co.uk

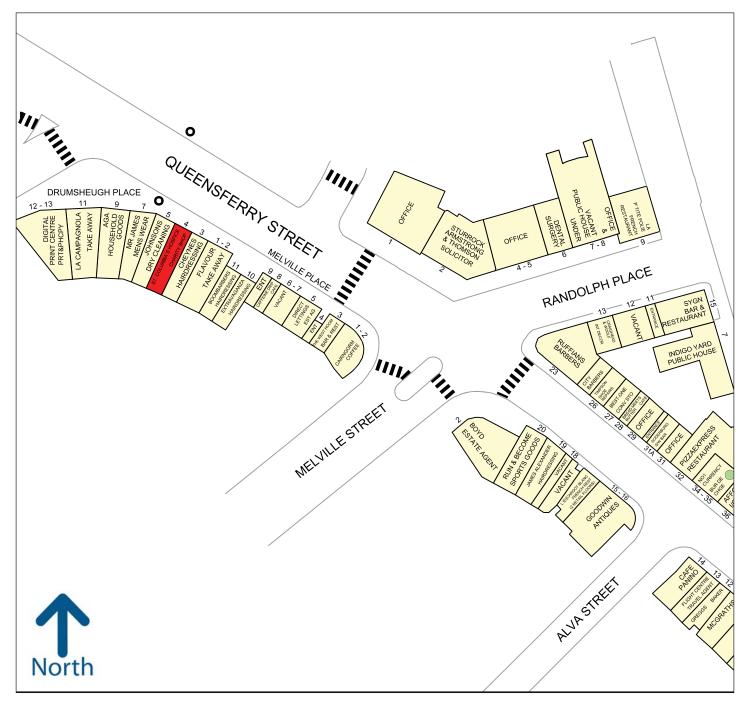
Waverley Gate 2-4 Waterloo Place Edinburgh EH1 3EG

E: info@eyco.co.uk F: 0131 558 5101

0131 226 2641 www.eyco.co.uk



### www.eyco.co.uk



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

#### DMCA/JF/ED2920

Date of preparation - 25 March 2016

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.