







TO LET

136 Nicolson Street
Edinburgh EH8 9HB

-  Retail unit
-  Strong student catchment
-  644 sq ft
-  Rent £22,500 pa

Location

Edinburgh is Scotland's capital city with a resident population of approximately 450,000 and a wider catchment in excess of 1,000,000 persons.

The subjects are located on the east side of Nicolson Street, approximately one mile south of Princes Street and the city centre. Nicolson Street is a natural continuation of North Bridge and a main arterial route to the city centre. The property lies on a well-established retail pitch in close proximity to Edinburgh University and therefore benefits from a high levels of student footfall.

Nearby occupiers include **Boots Pharmacy, Starbucks, Deans Properties** and **Shelter**.

Accommodation

The unit comprises a Class 1 retail unit arranged over ground floor only and extends to the following approximate net internal area:

Ground Floor	644 sq ft	(59.8 sq m)
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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 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 subject to 5 yearly rent reviews.

Rent

Offers in excess of **£22,500 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 2017 is **£17,300**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£8,477**.

The subjects may be eligible for 25% rates relief through the Small Business Bonus Scheme, subject to conditions.

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

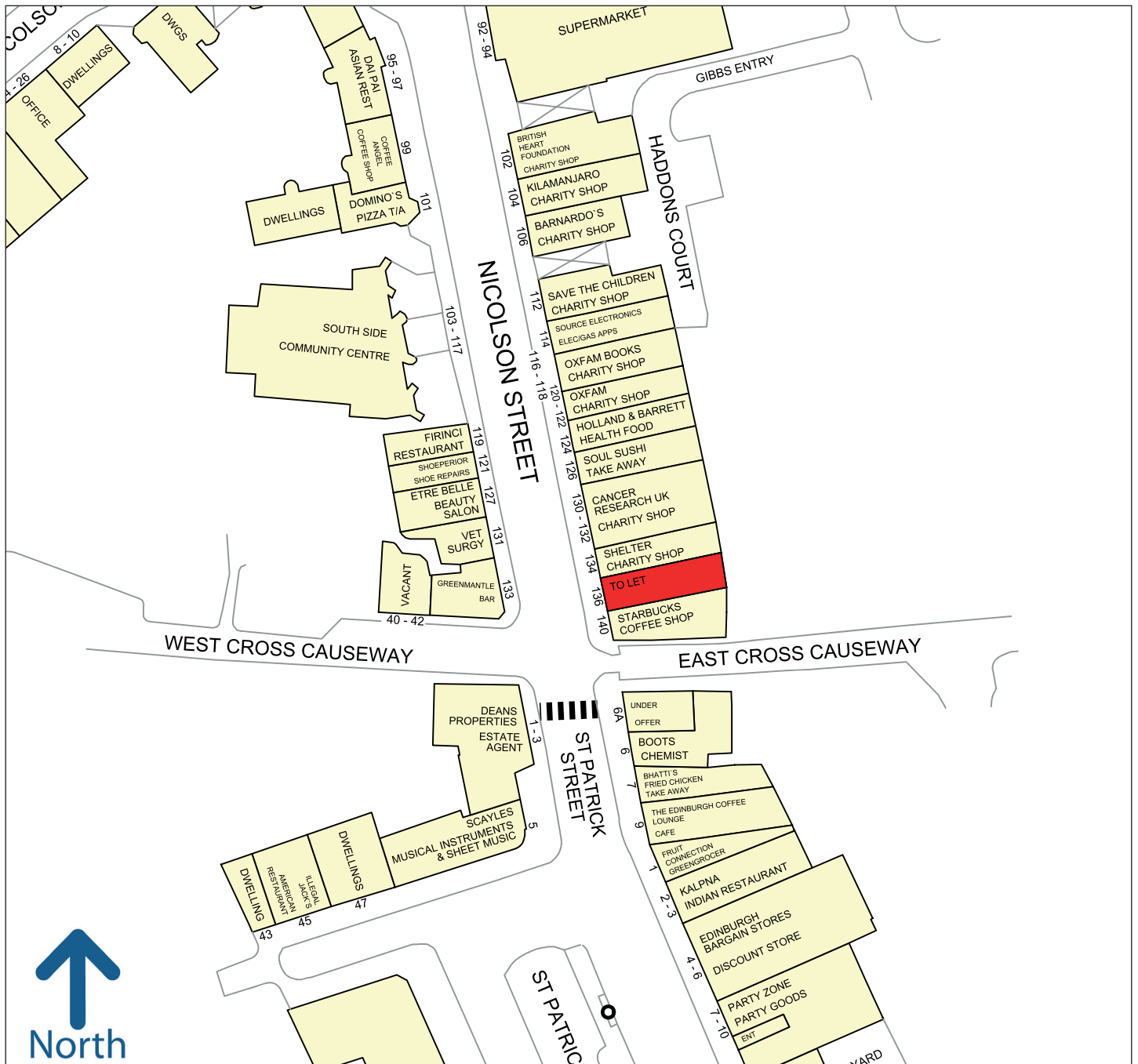
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

136 Nicolson Street, Edinburgh EH8 9HB



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Get in touch



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