



eric young & co

# Retail

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## TO LET/MAY SELL

### Basement Bar/ Nightclub Unit

3 Queensferry Street Lane  
Edinburgh EH2 4PF



#### LOCATION

Queensferry Street Lane is situated in the popular and vibrant West End area of Edinburgh city centre running parallel to Shandwick Place and in close proximity to the Princes Street junction.

The main door entrance is located to the eastern end of Queensferry Street Lane a short distance from the established leisure pitch of Queensferry Street. Nearby occupiers including **Foundry, Pizza Express, Zizzi Restaurant, Ryan's Bar** and **Quattrozero**.

#### ACCOMMODATION

The subjects comprise a quirky basement property with a main door from Queensferry Street Lane leading down a flight of steps to the lower levels. The premises are partially fitted to a high standard and are suitable for use as a bar/nightclub.

We calculate the unit extends to the following approximate areas:

Gross Internal Area	7,126 sq ft	(662 sq m)
Useable Area	6,856 sq ft	(637 sq m)

#### TERMS

A new Full Repairing and Insuring lease is available at a rent of **£60,000 per annum**. Offers are invited for the freehold interest.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£60,300**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2017/18 of **£29,668**.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

#### DATE OF ENTRY

The property is available for immediate occupation.

#### 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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SB/JH/ED3037

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