

TO LET

City Centre Retail Unit

42 Shandwick Place
Edinburgh

LOCATION

Edinburgh is Scotland's capital and administrative centre, with an expanding resident population of approximately 495,000 people and a primary catchment population of 1.5million. The city holds an estimated 2,090,000 sq ft of retail floor space which is primarily concentrated on Princes Street and George Street.

Shandwick Place is a continuation of Princes Street in a westerly direction from House of Fraser to Haymarket Train Station. The busy thoroughfare has benefitted from the new tram system with the "West End" tram halt located next to the subject properties.

The units are located on the northern side of Shandwick Place approximately 100 metres from Princes Street. The street has a high level of pedestrian activity which services a large number of nearby occupiers including **House of Fraser, Boots the Chemist, Savers Health & Beauty, Starbucks** and **Pret A Manger**.

ACCOMMODATION

The premises comprise a single frontage retail unit arranged over ground floor with staff and storage facilities located at basement level. The units extend to the following approximate Net Internal Areas:

Ground Floor	3,582 sq ft	(332.8 sq m)
Basement	3,869 sq ft	(359.4 sq m)
Total	7,451 sq ft	(692 sq m)

(Remote storage totalling 536 sq ft (49.78 sq m) is also available).

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 TERMS

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

RENT

Offers in excess of **£100,000 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 1st April 2017 is **£83,700**. (Each new occupier has the right to appeal against this figure).

Based on a rate poundage of 48p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability for the financial year 2018/19 of **£42,352**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D

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.

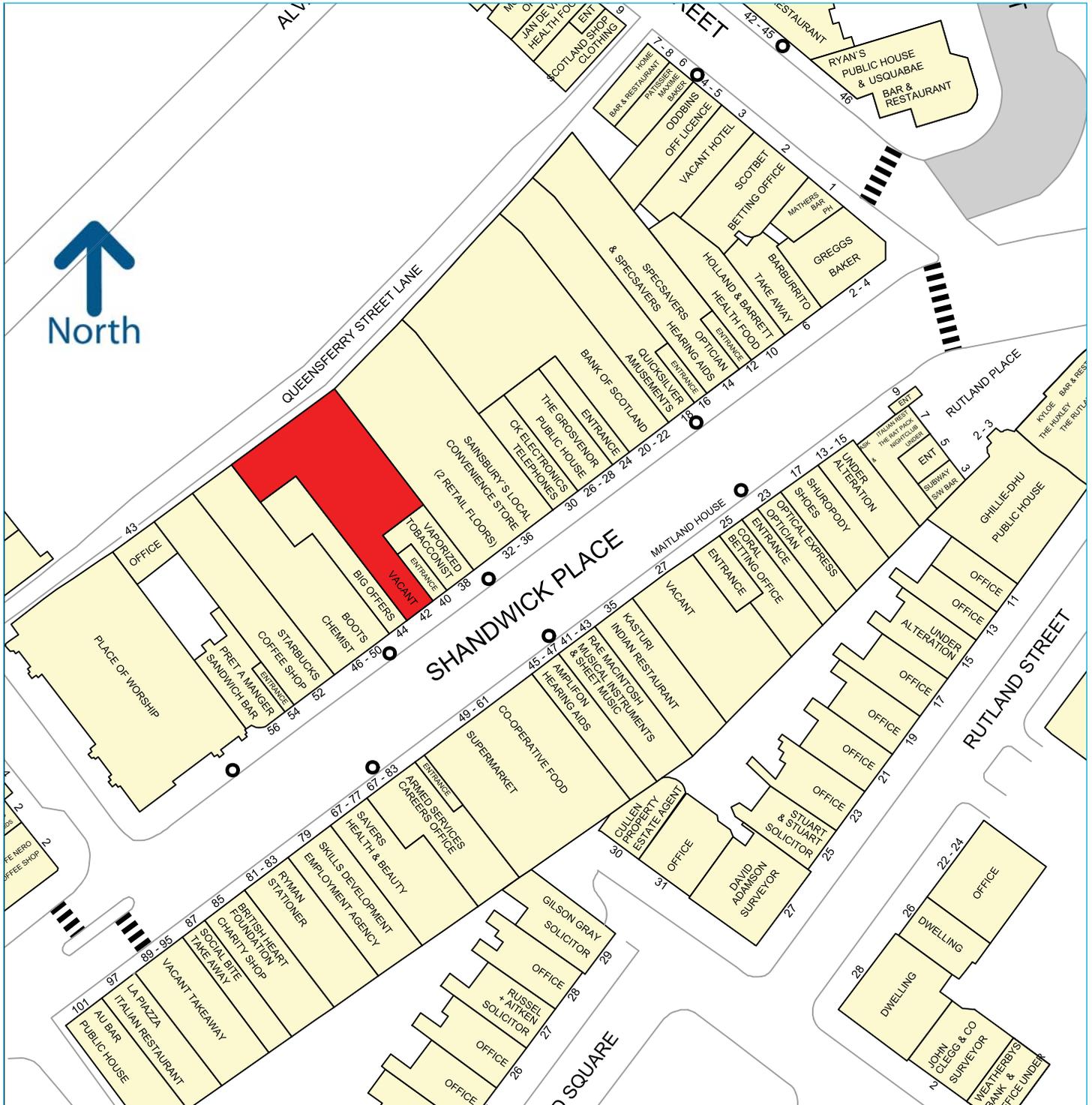
Simon Bashford
0131 558 5118
sbashford@eyco.co.uk



eric young & co

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CK/JH/ED2975A

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