



## Prime Retail Unit

Located in the heart of Edinburgh's Stockbridge area

Rent: o/o £25,000pa

NIA: Ground Floor 610 sq ft

## Location

Stockbridge is one of the most affluent suburbs of Edinburgh, situated less than one mile from the city centre. The subjects occupy a prime position towards the east end of Raeburn Place, the main commercial thoroughfare in the Stockbridge area.

Stockbridge offers a high end mix of both local and national retailers and charity shops as well as a number of thriving independent restaurants, cafés and bars. Nearby occupiers include **M&S Simply Food**, **Annie Smith Jewellery**, **Greggs**, **Hectors**, **Holland & Barrett**, **Cancer Research UK** and **Willow Boutique**.

## Accommodation

The subjects comprise a retail unit forming the ground floor of a traditional five storey blonde sandstone tenement building beneath a pitched, concrete tiled roof.

The subjects are currently fitted out to facilitate its previous use as a beauty salon. The ground floor provides an open plan space at the front with various treatment rooms / wc and kitchen facilities located at the rear.

The premises extend to the following approximate areas:

Ground Floor: 610 sq ft / 56.7 sqm

## Rent

Offers over £25,000pa exclusive are invited.

## Lease

The subjects are available on a new FRI lease.

## Rates

Rateable Value: £15,800

UBR (26/27): £0.481

Rates Payable: £7,599.8

## Planning

The subjects currently benefit from Class 1A consent and can therefore be used for retail/office use. Interested parties are advised to speak directly to the Local Planning Authority.

## EPC

On application

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.





**Viewing strictly by appointment with BRITTON PROPERTY:**

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