

# Culverwell

PROPERTY CONSULTANTS

## FOR SALE

### RETAIL PREMISES

11 JEFFREY STREET, EDINBURGH EH1 1DR

#### LOCATION

Edinburgh is the capital city and historic administrative and financial capital of Scotland, as well as being home of the Scottish Parliament. The city has a resident population of around 450,000 people and an extended catchment of 1.5 million people.

Jeffrey Street runs perpendicular to the High Street and Canongate in the heart of Edinburgh's Old Town. The premises are situated on the west side of Jeffrey Street and nearby occupiers include **Saks Hair**, **Chique Ladieswear**, **Iggs Restaurant**, **Corniche Ladies Wear**, **Pebbles Jeweller**, **Ragamuffin Clothing** and **Barioja Restaurant**.

#### DESCRIPTION

The premises comprise a double windowed shop unit arranged over the ground and basement floors of a substantial stone built tenement building under a pitched and slated roof.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	17 ft 6 ins	5.33 m
Net Frontage	14 ft 10 ins	4.52 m
Ground Floor	477 sqft	44.31 sqm
Basement	465 sqft	43.20 sqm

#### RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£12,000
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.426



#### PRICE

Offers in excess of £120,000 exclusive are invited for our client's heritable interest.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for stamp duty, registration dues and VAT incurred thereon (if applicable).

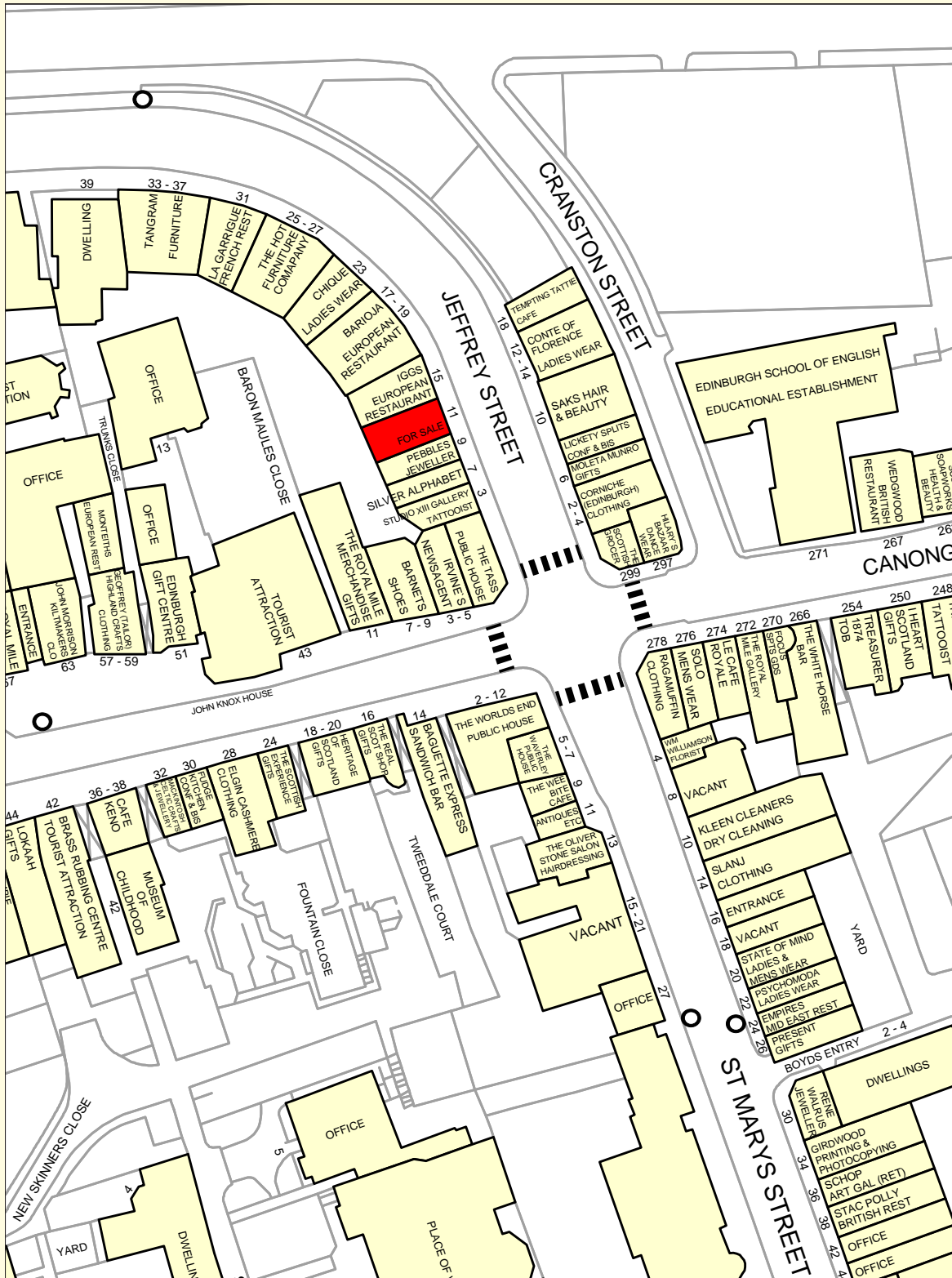
#### ENTRY

By agreement.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer  
Tel: 0131 226 6611  
Email: [callum@culverwell.co.uk](mailto:callum@culverwell.co.uk)



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30 August 2011

Culverwell for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Culverwell has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.