

# Culverwell

PROPERTY CONSULTANTS

## TO LET

### RETAIL PREMISES

121 ROSE STREET, EDINBURGH EH2 3DT

#### LOCATION

Edinburgh is Scotland's capital with a resident population of 400,000 people and an estimated catchment of 1.5 million within a 30 mile radius.

The property occupies a prominent location on Rose Street in the block bounded by Castle Street to the west and Frederick Street to the east. This section of Rose Street is pedestrianised and lies in the heart of Edinburgh city centre, sandwiched between the prime shopping streets of Princes Street and George Street. Nearby occupiers include **Debenhams, Tiso, Black & Lizars, Ladbrokes, Rogerson Shoes and Fat Face.**

#### DESCRIPTION

The premises comprise a single windowed retail unit arranged over the ground and basement floors of a 4 storey stone built building under a pitched and slated roof.

#### ACCOMMODATION

The net internal areas are as follows:

Ground Floor	750 sqft	69.67 sqm
Basement	777 sqft	72.18 sqm

#### RATING

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

Rateable Value £45,300

Commercial Rate Poundage £0.433  
(exclusive of water and sewerage rates)

#### RENT

Offers in excess of £45,000 per annum exclusive are invited.

#### LEASE TERMS

The premises are available on the basis of a new 10 year full repairing and insuring lease for a minimum period of 10 years subject to 5 yearly upward only rent reviews.



#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

#### ENTRY

By agreement.

#### VIEWING AND FURTHER INFORMATION

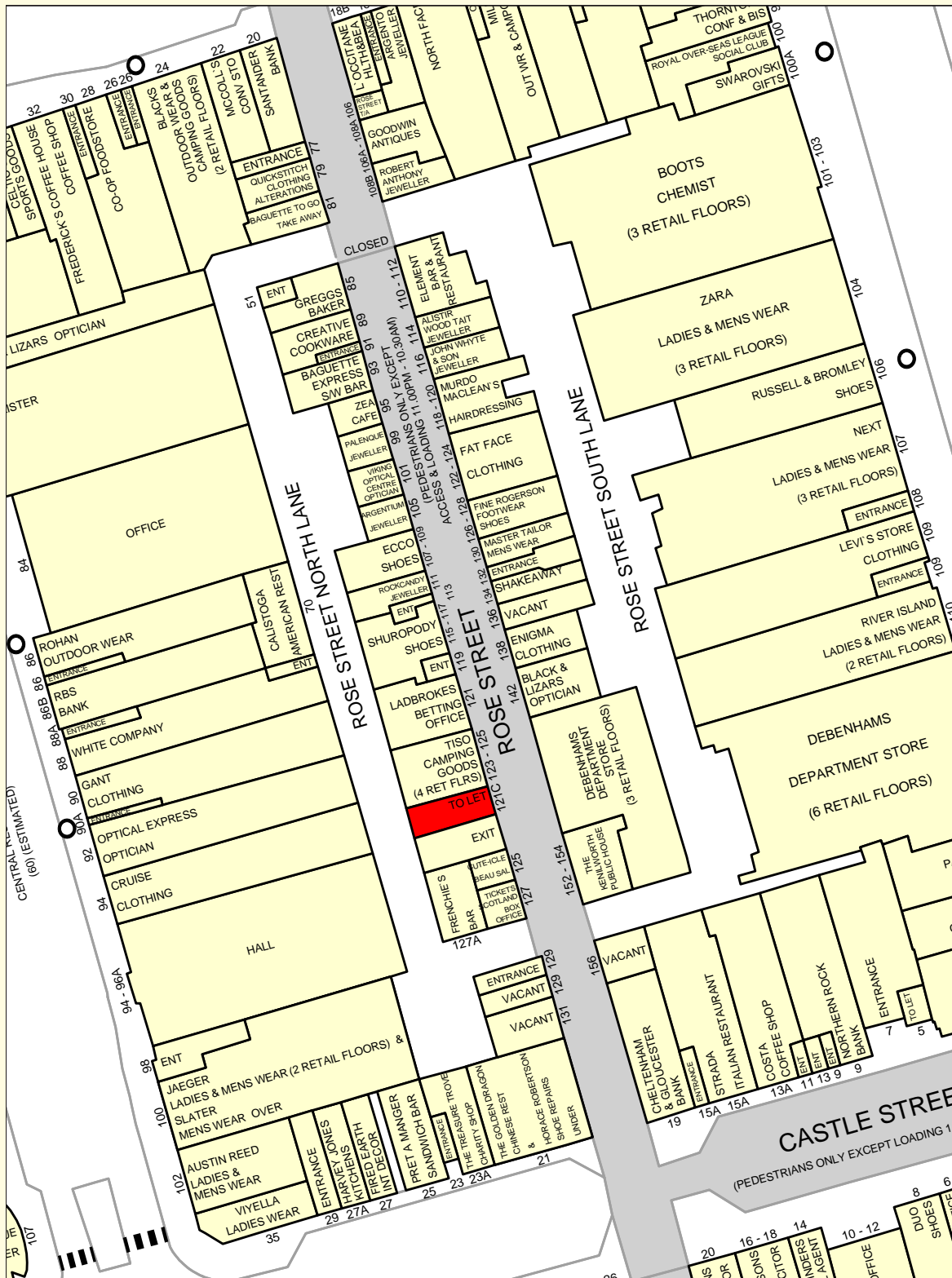
Strictly by appointment through the joint letting agents:

#### Culverwell

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#### Appleton Craig Ltd.

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