

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

34 FREDERICK STREET EDINBURGH EH2 2JR

LOCATION

Frederick Street is located in the heart of Edinburgh's New Town and forms one of the primary links between Princes Street, Edinburgh's premier retailing street, and George Street.

The premises are situated on the west side of Frederick Street close to George Street's prime pitch, in the block bounded by George Street to the north and Rose Street to the south. Nearby occupiers include **Barclays Bank**, **Paperchase**, **Jack Wills**, **French Connection**, **Laings Jewellers**, **Trespas**, **Oasis**, **Argento**, **L'Occitane** and **Blacks**.

DESCRIPTION

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

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	15 ft 8 ins	4.77 m
Net Frontage	14 ft 10 ins	4.52 m
Ground floor	536 sqft	49.80 sqm
Basement	439 sqft	40.78 sqm

RATING

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

Rateable Value	£61,800
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.433



RENT

Rental offers in the region of £60,000 per annum exclusive are invited.

LEASE TERMS

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

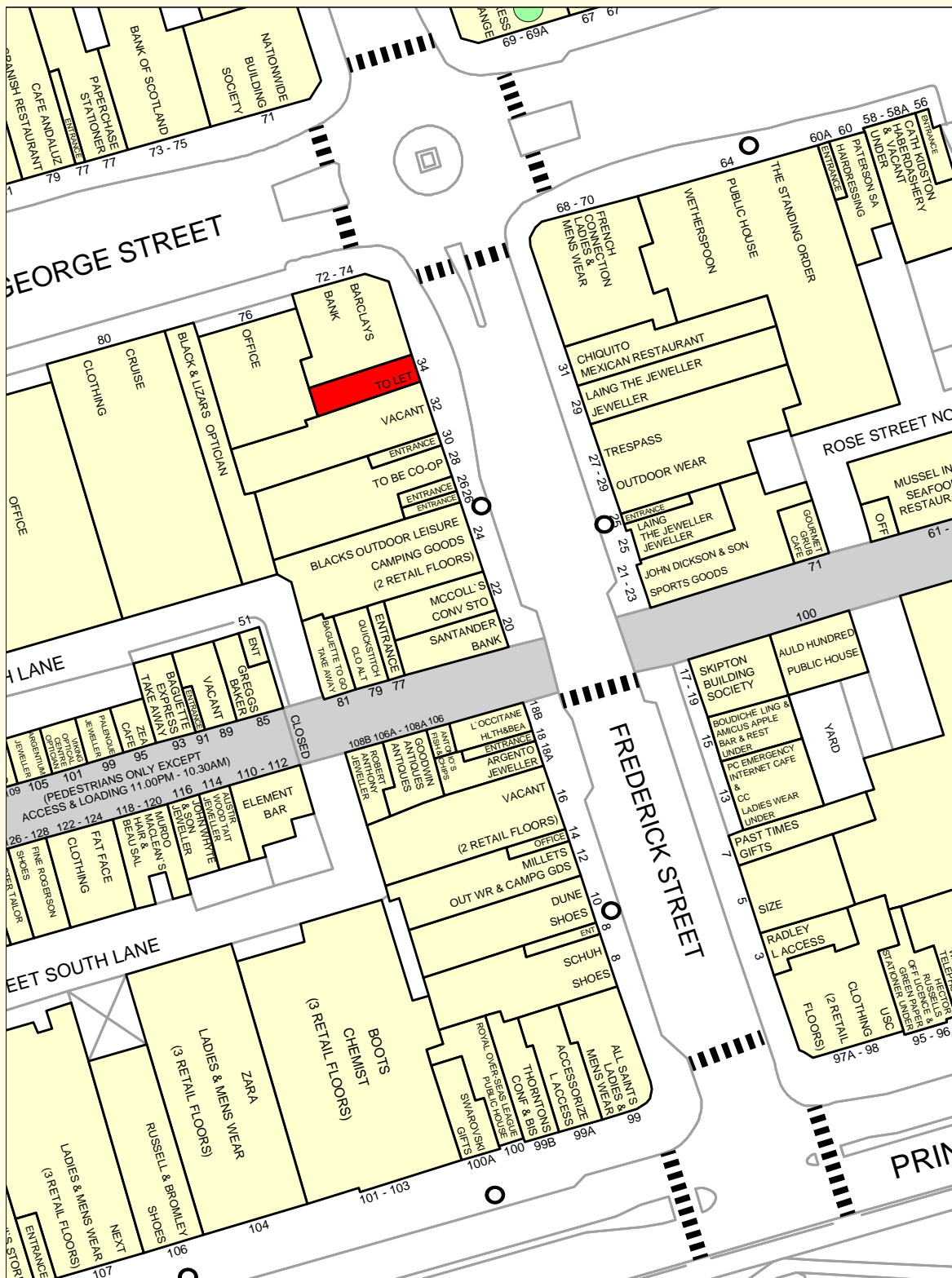
LEGAL COSTS

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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey/Callum Mortimer
Tel: 0131 226 6611
Email: james@culverwell.co.uk
callum@culverwell.co.uk



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