

# Culverwell

PROPERTY CONSULTANTS

## LEASE AVAILABLE

### RETAIL PREMISES

**34-36 SOUTH BRIDGE, EDINBURGH EH1 1LL**

#### LOCATION

South Bridge is a busy thoroughfare linking with Princes Street through North Bridge. South Bridge lies perpendicular to the Royal Mile and is situated at the east end of the Old Town. The street benefits from a strong mix of national and independent retailers along with a number of established restaurants and other leisure users.

The premises are situated in a prominent corner location on the east side of South Bridge in the block bounded by the High Street to the north and Cowgate Bridge to the south. Nearby occupiers include **Greggs, Sally Hair & Beauty, Pie Maker, Forbidden Planet, Xile, Shoe Zone and Ripping Records.**

#### DESCRIPTION

The premises comprise a multiple windowed retail unit arranged over the ground and basement floor levels 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	48 ft 6 ins	14.78 m
Net Frontage	40 ft 11 ins	12.47 m
Ground Floor	1,135 sqft	105.44 sqm
Basement	949 sqft	88.16 sqm

#### RATING

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

Rateable Value	£35,200
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.426

#### PLANNING

The premises currently benefit from Class 1 (Retail) planning consent however we believe the premises have potential for Class 2 (Office) or Class 3 (Restaurant) use and any further enquiries should be made to the City of Edinburgh Council.

#### RENT

£37,000 per annum exclusive payable quarterly in advance.

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Misrepresentation Act 1967: See Important Note Overleaf



#### LEASE TERMS

The premises are held on an FRI lease expiring November 2017. Rent reviews are 5 yearly upwards only with the final rent review due in November 2012.

#### TERMS

Offers are invited for our client's leasehold interest.

#### 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 sole letting agents:

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

