

Culverwell

PROPERTY CONSULTANTS

LEASE FOR SALE

RETAIL PREMISES

45 DEANHAUGH STREET, EDINBURGH EH4 1LR

LOCATION

Deanhaugh Street forms a continuation of Raeburn Place, situated in the heart of the affluent Stockbridge area of Edinburgh. Stockbridge forms a popular commercial and residential location situated approximately half a mile north of the City Centre.

The premises are situated on the east side of Deanhaugh Street in the block bounded by Bernards Row to the north and Haugh Street to the south. Nearby occupiers include Buffalo Grill, Sainsbury's, Hectors Bar, Capability Scotland, Barnardos, HBOS and Lloyds Pharmacy.

DESCRIPTION

The premises comprise a fitted, double windowed retail unit arranged over the ground and basement floors of a substantial stone built building.

ACCOMMODATION

The net internal areas are as follows:

Ground Floor	457 sqft	42.46 sqm
Basement	618 sqft	57.41 sqm

RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£11,800
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

RENT

£12,500 per annum, exclusive.

LEASE TERMS

The premises are held on a full repairing and insuring lease due to expire 18 June 2019. Rent reviews are 5 yearly upward only with the next review due 19 June 2014.



TERMS

Offers are invited for our client's leasehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant being responsible for any Stamp Duty Land Tax, Registration Dues and any 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

