

# Culverwell

PROPERTY CONSULTANTS

## TO LET

### RETAIL PREMISES

5 CASTLE STREET, EDINBURGH EH2 3AH

#### LOCATION

The premises occupy a prominent location on Castle Street, 25 yards from Princes Street, Edinburgh's principal retailing street. Castle Street forms one of the primary links between Princes Street and George Street.

Nearby occupiers include La Senza, Debenhams, High & Mighty, HSBC, Strada, Costa, Duo and Pret a Manger.

#### DESCRIPTION

The premises comprise a small retail unit with fully glazed shop front arranged over the ground floor of a modern substantial office building.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	12 ft 3 ins	3.73 m
Net Frontage	7 ft 0 ins	2.13 m
Ground Floor	263 sqft	24.44 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	£23,000
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.426

#### RENT

Offers in the region of £22,500 per annum exclusive are invited.

#### LEASE TERMS

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



#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for any Stamp Duty Land Tax and any VAT incurred thereon.

#### ENTRY

By agreement.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

#### Culverwell

Contact: James Godfrey  
Tel: 0131 226 6611  
Email: [james@culverwell.co.uk](mailto:james@culverwell.co.uk)

#### SGM Property Consultants

Contact: Ewan Mackay  
Tel: 0141 285 7942  
Email: [ewan@sgmproperty.co.uk](mailto:ewan@sgmproperty.co.uk)

