

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL / RESTAURANT PREMISES

52 SHANDWICK PLACE, EDINBURGH EH2 4RT

LOCATION

Shandwick Place forms a continuation of Princes Street, Edinburgh's prime retailing destination. Shandwick Place is located at the west end of the city centre and is a vibrant vehicular and pedestrian thoroughfare. The north side of Shandwick Place forms the busier side of the street.

The premises are located on the north side of Shandwick Place, bounded by Stafford Street to the west and Queensferry Street to the east. Nearby occupiers include **Pret a Manger**, **Boots the Chemist**, **HBOS**, **RS McColl**, **to be Sainsbury's**, **Co-op** and **Jessops**.

DESCRIPTION

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

ACCOMMODATION

The main dimensions and internal areas are as follows:

Gross Frontage	29 ft 0 ins	8.84 m
Net Frontage	27 ft 6 ins	8.41 m
Ground Floor	3,048 sqft	283.20 sqm
Basement	2,787 sqft	258.88 sqm

RATING

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

Rateable Value	£86,600
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.433

PLANNING

The premises now benefit from a valid Class 3 (Restaurant) consent, however, would also be suitable for retail or Class 2 (Office) use. Any further enquiries should be made to The City of Edinburgh Council.



RENT

Rental offers in excess of £125,000 per annum exclusive are invited.

LEASE TERMS

The premises are available on a new full repairing and insuring lease for a minimum term 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.

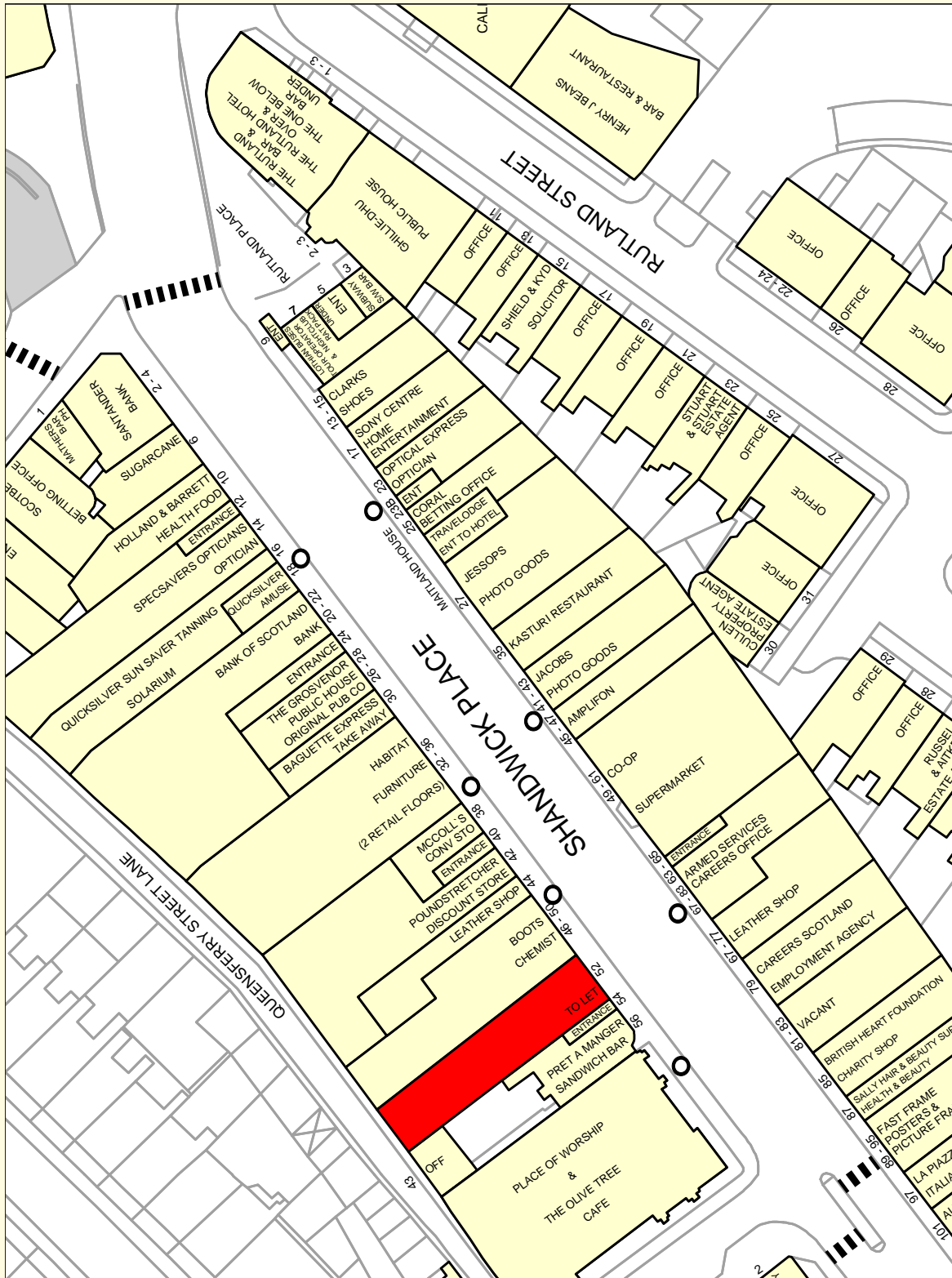
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer
Tel: 0131 226 6611
Email: Callum@culverwell.co.uk



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