

# Culverwell

PROPERTY CONSULTANTS

## PRIVATE & CONFIDENTIAL - STAFF UNAWARE LEASE FOR SALE

### RETAIL PREMISES

55 COCKBURN STREET, EDINBURGH EH1 1BS

#### LOCATION

Cockburn Street is a specialist retailing street situated in the historic Old Town of Edinburgh, linking Market Street and Waverley Bridge with the High Street. Cockburn Street benefits from its close proximity to the Royal Mile which is one of Edinburgh's prime tourist locations.

The premises are located on the north side of Cockburn Street in the block bounded by Craigs Close to the west and Fleshmarket Close to the east. Nearby occupiers include **Eden, Viva Mexico, Liberation, Lava, Whiplash, Trash, Enchantment, Avalanche Records, Beyond Words Books** and **The Amber Souk**.

#### DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground and basement floors of a four storey stone-built building under a pitched and slated roof.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	19 ft 3 ins	7.37 m
Net Frontage	18 ft 8 ins	6.02 m
Ground Floor	1,123 sqft	104.33 sqm
Basement	1,024 sqft	95.13 sqm

#### RATING

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

Rateable Value	£29,200
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.407

#### TERMS

Offers are invited for our client's leasehold interest.

#### RENT

£30,000 per annum exclusive, payable quarterly in advance.

#### LEASE TERMS

The premises are held on a full repairing and insuring lease expiring 26 November 2018. There are no further 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.

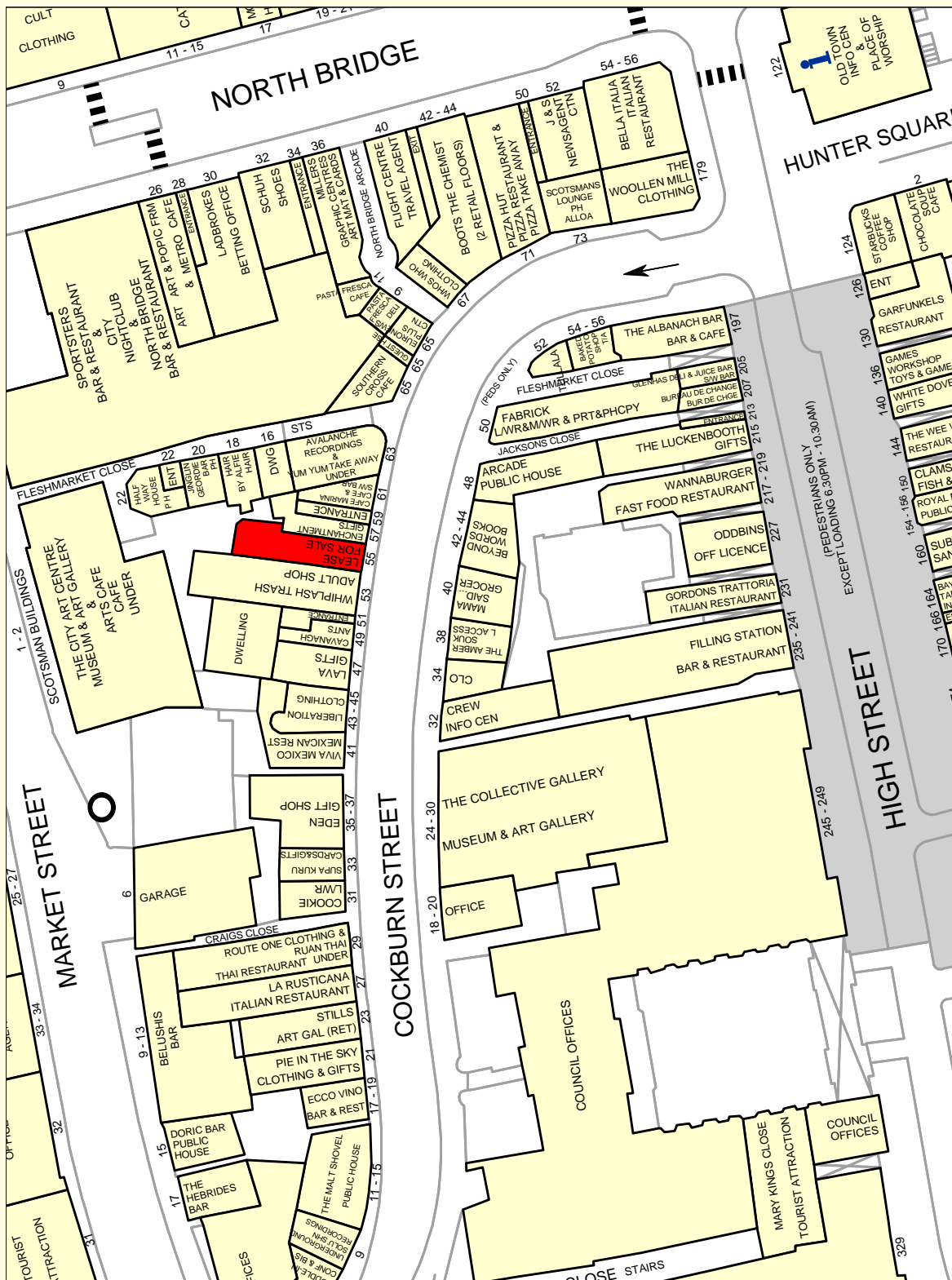
#### ENTRY

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](mailto:callum@culverwell.co.uk)



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January 2011

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