

Culverwell

PROPERTY CONSULTANTS

LEASE AVAILABLE

RETAIL PREMISES

90-92 LOTHIAN ROAD, EDINBURGH EH3 9BE

LOCATION

Lothian Road forms a busy arterial route at the west end of Edinburgh City Centre linking with Princes Street to the north and Tollcross to the south. Lothian Road sits at the heart of Edinburgh's business district and benefits from substantial passing trade from office workers, shoppers and commuters.

The premises are situated on the west side of Lothian Road in the block bounded by Morrison Street to the south. Nearby occupiers include **The Sheraton Hotel**, **The Filmhouse Cinema**, **Nandos**, **Cheyne's Hairdressing**, **Wonderland**, **Run 4 It** and **Black & Lizars**.

DESCRIPTION

The premises comprise a multi windowed retail unit arranged over the ground floor of a substantial stone built building under a pitched and slated roof with a flat roof extension at the front.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	26 ft 5 ins	8.05 m
Ground Floor	1,312 sqft	121.88 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	£30,400
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

PLANNING

We understand the premises benefit from Class 1 planning consent and therefore are suitable for a retail use. We believe there may be scope for Class 2 or 3 use and further information in this respect can be obtained through contacting the City of Edinburgh Council.

RENT

£28,500 per annum exclusive.

LEASE TERMS

The premises are held on a full repairing and insuring lease expiring May 2022. Rent reviews are 5 yearly with the next rent review due June 2012.

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Misrepresentation Act 1967: See Important Note Overleaf



TERMS

Offers are invited for our client's leasehold interest. Incentives are available subject to status.

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

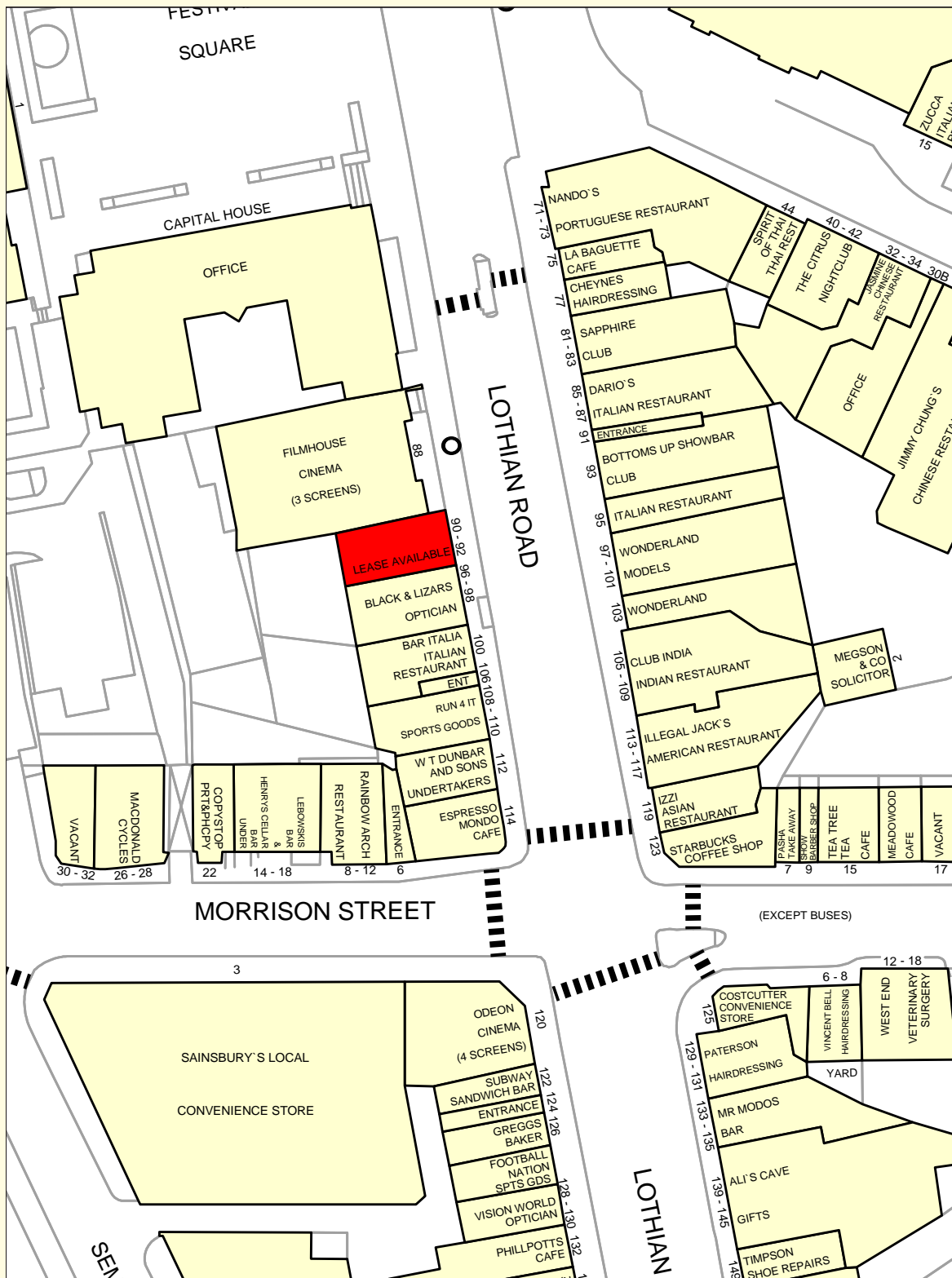
Strictly by appointment through the joint letting agents:

Culverwell

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

Sutherland Brown

Contact: Andrew Calderwood
Tel: 0141 221 8242
Email: andrew@suthbrown.co.uk



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30 August 2011

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