

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL UNIT WITH RESTAURANT CONSENT 91-93 SHANDWICK PLACE, EDINBURGH EH2 4SD

LOCATION

Shandwick Place is a busy thoroughfare situated at the west end of Edinburgh's city centre and forms a natural extension of Princes Street, Edinburgh's main retail street. Extensive works to improve the city's transport infrastructure involving a tram network are virtually complete in this location and will further enhance Shandwick Place as a retail destination.

The premises are situated in a prominent location on the south side of Shandwick Place directly opposite the main pedestrian crossing. Subsequently this forms one of the busiest sections of the street. Nearby occupiers include **Somerfield, La Piazza, Au Bar, Pret a Manger, Superdrug, Boots and Habitat.**

DESCRIPTION

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

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	29 ft 11 ins	9.12 m
Net Frontage	27 ft 7 ins	8.41 m
Ground Floor	1,794 sqft	166.66 sqm
Basement	915 sqft	85.00 sqm

RATING

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

Rateable Value	£71,800
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.414

PLANNING

The premises benefit from Class 3 (Restaurant) consent and would also be suitable for a retail or office use.

RENT

Rental offers in excess of £60,000 per annum exclusive are invited.



LEASE TERMS

The premises are available on a new full repairing and insuring lease for a negotiable term subject to 5 yearly upward only rent reviews and subject to obtaining vacant possession.

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 joint letting agents:

Culverwell

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

Hartley Cowley

Contact: Jim Savage
Tel: 0141 331 1467
Email: jim.savage@hartleycowley.co.uk



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