

## TO LET

### RETAIL / OFFICE PREMISES

UNIT 1, 59-67 RATCLIFFE TERRACE, EDINBURGH EH9 1ST

#### LOCATION

Ratcliffe Terrace is situated in the affluent area of Newington at the south end of Edinburgh's old town and links Causewayside to Mayfield Road. Ratcliffe Terrace forms a busy thoroughfare and hosts a good mix of national and independent occupiers.

The premises are situated on the east side of Ratcliffe Terrace, in the block bounded by Duncan Street to the north and West Mayfield to the south. Nearby occupiers include a **BP filling station**, **Threshers**, **South Side Gallery**, **Menzies Flowers**, **Barratt Hair**, **Matheson Butchers**, **Morrisons Bookmakers** and **Total Football**.

#### DESCRIPTION

The premises comprise a modern, fully glazed retail unit arranged over the ground floor of a newly built student accommodation development under a pitched and slated roof.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:-

Gross frontage	46 ft 5 ins	14.15 m
Net frontage	37 ft 3 ins	11.35 m
Ground Floor	1,658 sqft	154.03 sqm

#### RATING

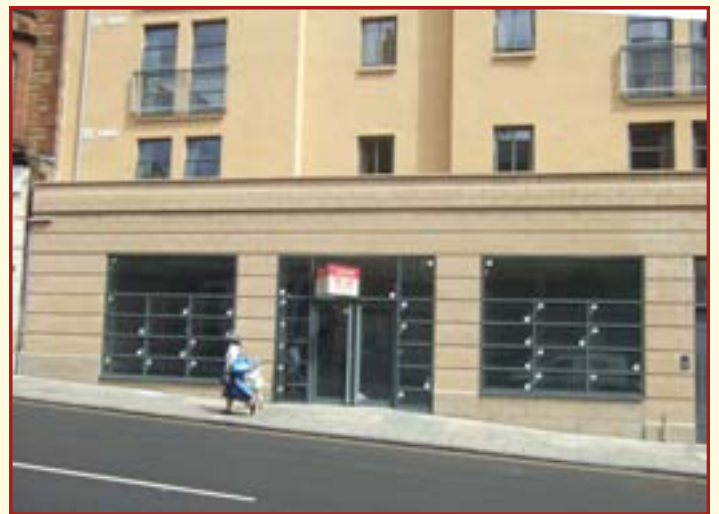
To be assessed upon occupation.

#### PLANNING

Planning has been obtained for Class 1 (Retail) and Class 2 (Office) use under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

#### RENT

Offers in excess of £27,500 per annum exclusive are invited.



#### LEASE TERMS

The premises are available on the basis of 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.

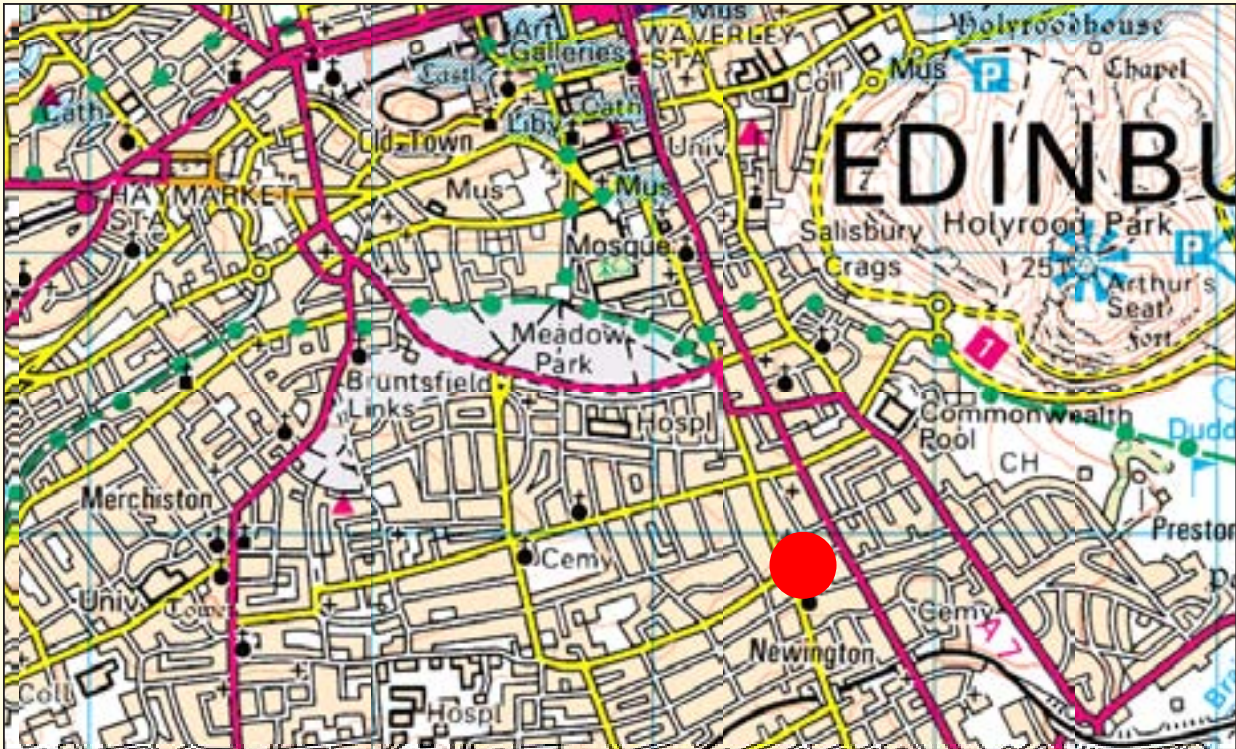
#### ENTRY

By agreement.

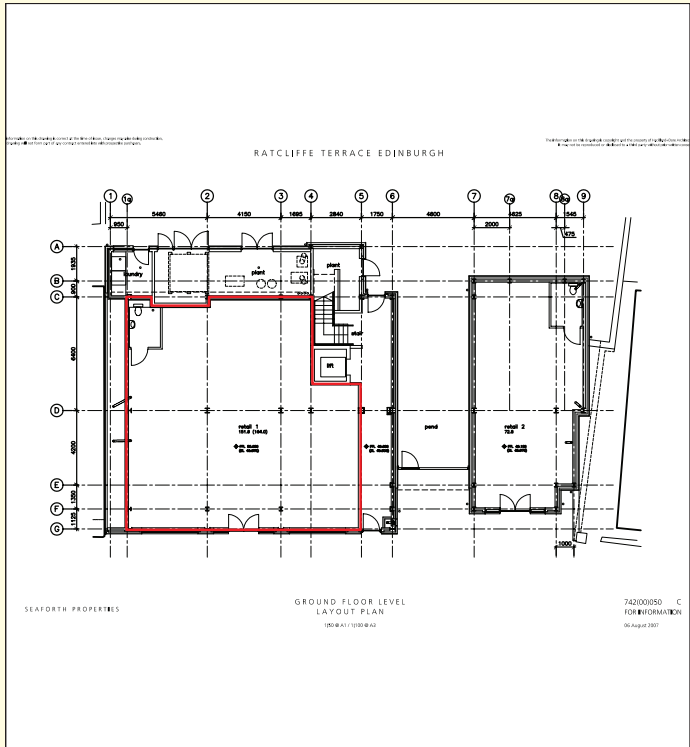
#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey / Callum Mortimer  
Tel: 0131 226 6611  
Email: [james@culverwell.co.uk](mailto:james@culverwell.co.uk)  
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BP Garage				
National Tyres & Autocare				
Heritage House	Michael Paxton Lighting	Chinese Laundry	Plumbing and Heating	Grange Deli
Sadiq Stores Newsagent				
Grange Loan				
Residential			Thresher	
Kwok - Chinese Restaurant				
Sarah Menzies Flowers				
Hua Sing Ltd. - Fruit & Veg				
Office				
Casarelli Dentures				
Spiral - Hair & Beauty				
Good Year - Chinese tea and restaurant				
La croissanterie - Baker				
Lucia Barnett - Hairdressing				
Chirobody				
Matheson - Butcher				
Dow Financial Services Ltd				
Shoe Repairs				
Hutchison Pharmacy				
Swarays - Lounge Bar				
Vacant Outlet				
Jonys Fish Bar				
Caledonian Paint Company				
Timber Centre				
Causeway Garage				
Earthy Food Market				
Scotbet.com				
John Leslie (PH)				
Welgo Office Equipment				
Total Football				
Ace Car & Van hire				
To let				



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