



CITY CENTRE RETAIL UNIT

- > LOCATED IN THE HEART OF EDINBURGH'S CITY CENTRE
- > OFFERS OVER £35,000 PER ANNUM
- > UNIT EXTENDS TO 100 SQ M (1,082 SQ FT)
- > BENEFITS FROM EXTREMELY HIGH PEDESTRIAN FOOTFALL
- > PROMINENT FRONTAGE VISIBLE FROM GEORGE STREET

TO LET

48A FREDERICK STREET, EDINBURGH, EH2 1EX

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LOCATION

Frederick Street is situated in a prime central location within the heart of Edinburgh’s most prominent retail district and is within a few minutes walk from the financial, retail and commercial hub of the city. Frederick Street provides a busy thoroughfare leading to Edinburgh’s main retailing parades, Princes Street and George Street. Prominently located on the west side of Frederick Street, the premises benefits from extremely high pedestrian footfall and is highly visible from George Street.

DESCRIPTION

The subjects comprise a single windowed ground floor and basement retail unit which comprises of a front sales area, rear sales/changing area as well as a stockroom, staffroom and WC facilities at basement level. Neighbouring retailers include Charlie Miller, Café Rouge, Brora, Ede & Ravenscroft and Cairngorm Coffee.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £27,300, which will result in net annual payable rates of £13,377. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £35,000 per annum.

EPC

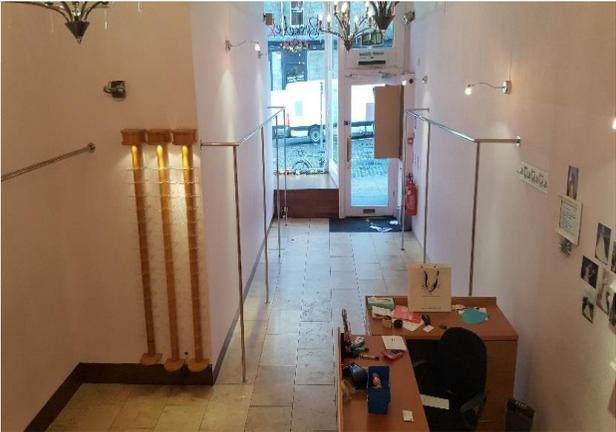
EPC Rating - G

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

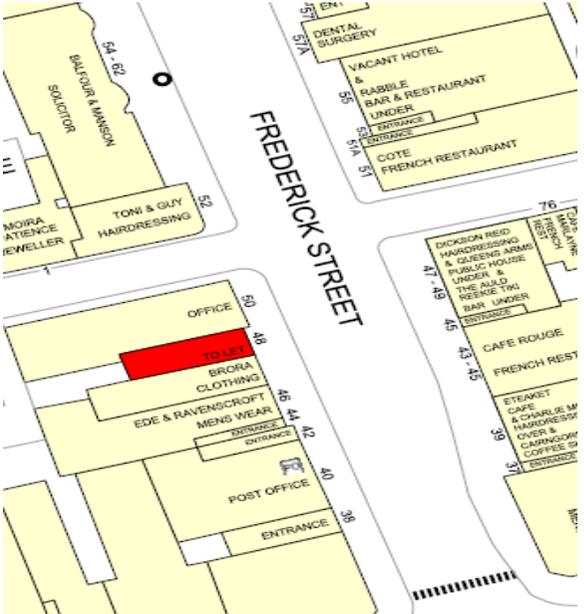
LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



ACCOMMODATION	SqM	SqFt
Ground Floor	50.31	545
Basement	49.90	537
TOTAL	100.21	1,082

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.



For further information or viewing arrangements please contact us or joint agents Orinsen:

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