



Prominent retail property in the heart of Edinburgh's West End close to the new Haymarket development, available for sale.

RETAIL - HIGH STREET

FOR SALE

3,244 SQ FT

(301.38 SQ M)

- Busy commuter thoroughfare with high footfall
- Close proximity to Haymarket Train Station and Haymarket Tram stop
- Opportunity to acquire with vacant possession
- Large premises with accommodation extending over basement and ground floor

DESCRIPTION

The subject property comprises a ground and basement, mid-terraced retail unit forming part of a 5 storey and basement, traditional stone building held under a pitched and slated roof. The property is ideally configured for use as a convenient store with Scotmid, the previous tenants, having traded from this location for a number of years. The property benefits from prominent glazed frontage onto Haymarket Terrace.

The sales area has a suspended timber floor, and also suspended fluorescent lighting. There is significant storage space at basement level.

LOCATION

Haymarket Terrace forms part of the main arterial route connecting the West of Edinburgh to Edinburgh City Centre. The Haymarket junction lies just East of the subjects, and the property lies on the North side of Haymarket Terrace, between its junctions with Coates Gardens and Rosebery Crescent. The property is ideally located on a popular retail pitch in the heart of Edinburgh's West End, close to Haymarket Station and the new Haymarket development which is being delivered by M&G and Quartermile Group. Please see further information relating to the development at www.thehaymarketedinburgh.com

ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m
Basement	1,575	146.32
Ground	1,669	155.06
Total	3,244	301.38

VIEWINGS

If you would like to view the property please get in touch with the selling agents.

TERMS

The landlord is looking to dispose of the heritable interest, although lease terms would also be considered.

THE HAYMARKET DEVELOPMENT, EDINBURGH

The Haymarket development which is being delivered by M&G and Quartermile Group boasts the largest office development in Edinburgh City Centre with a pre-let deal already agreed with Baillie Gifford. Please see further information relating to the development at www.thehaymarketedinburgh.com



VIEWING & FURTHER INFORMATION

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