



Retail Unit to Let Prime Position

Rent: Offers in excess of £50,000 pa

Ground Floor: 2,077 sq ft

Location

Edinburgh is Scotland's capital and administrative centre boasting a resident population of 476,600 and a broader city population estimated at 1,600,000. Waverley Mall occupies a prime retail location at the east end of Princes Street in the city centre, adjacent to Waverley train station. Waverley Mall offers the opportunity to join a strong line-up of High Street retailers already in the mall.

The unit is located in the main section of the mall with nearby occupiers including **Superdry**, **Starbucks**, **Greggs** and **The Body Shop**.

Accommodation

The subjects comprise a retail unit arranged on the upper mall extending to the following approximate net internal area:
Ground Floor: **2,077 sq ft / 193.03 sqm**

Lease

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

Rent

Offers in excess of **£50,000 pa** are invited.

Rates

Rateable Value: **£38,400**

UBR (2022/23): **£0.498**

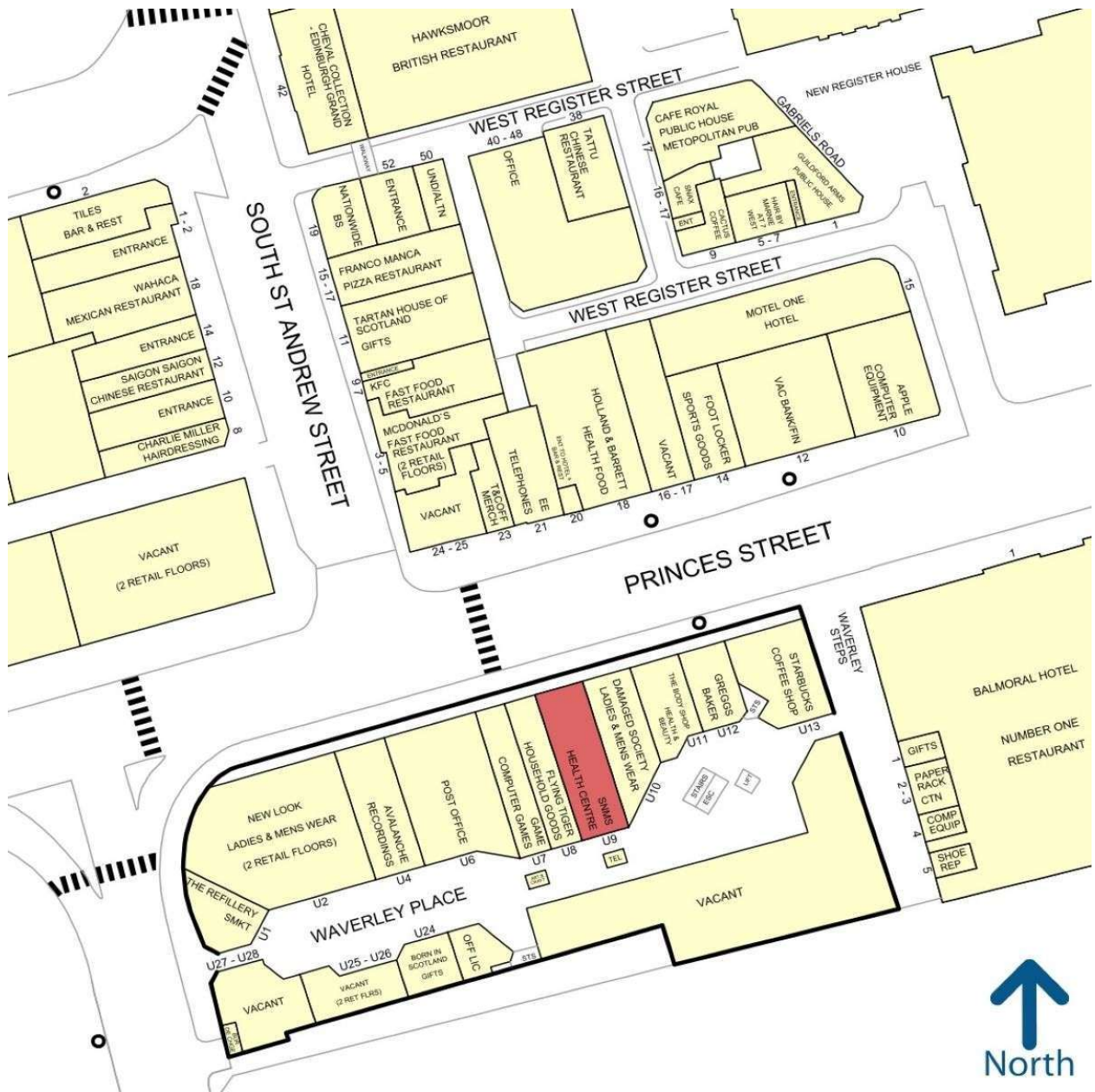
Rates Payable: **£19,123 pa**

Service Charge

The estimated service charge for this financial year is **£33,281**.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment through **ORINSEN**.

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