



Retail Unit To Let Temporary Opportunity

Rent: On Application

NIA: 1,432 sq ft

Location

Edinburgh is Scotland's capital, boasting a resident population of 476,000 and a broader city population estimated at 1.6m. Waverley Mall occupies a prime retail location at the east end of Princes Street, adjacent to Waverley station. Waverley Mall offers the opportunity to join a strong line-up of High Street retailers. The unit is situated at the entrance to the mall on Waverley Bridge with nearby occupiers including **New Look**, **Costa**, **Superdry** and **The Body Shop**.

Accommodation

The subjects comprise a retail unit arranged on the upper mall extending to the following approximate net internal areas:
Ground Floor: **1,423 sq ft / 132 sqm**

Rent

On application.

Lease

The subjects are available on a temporary licence.

Rates

Rateable Value: **£37,600**
UBR (2020/21): **£0.498**
Rates Payable: **£18,725 pa**

Service Charge

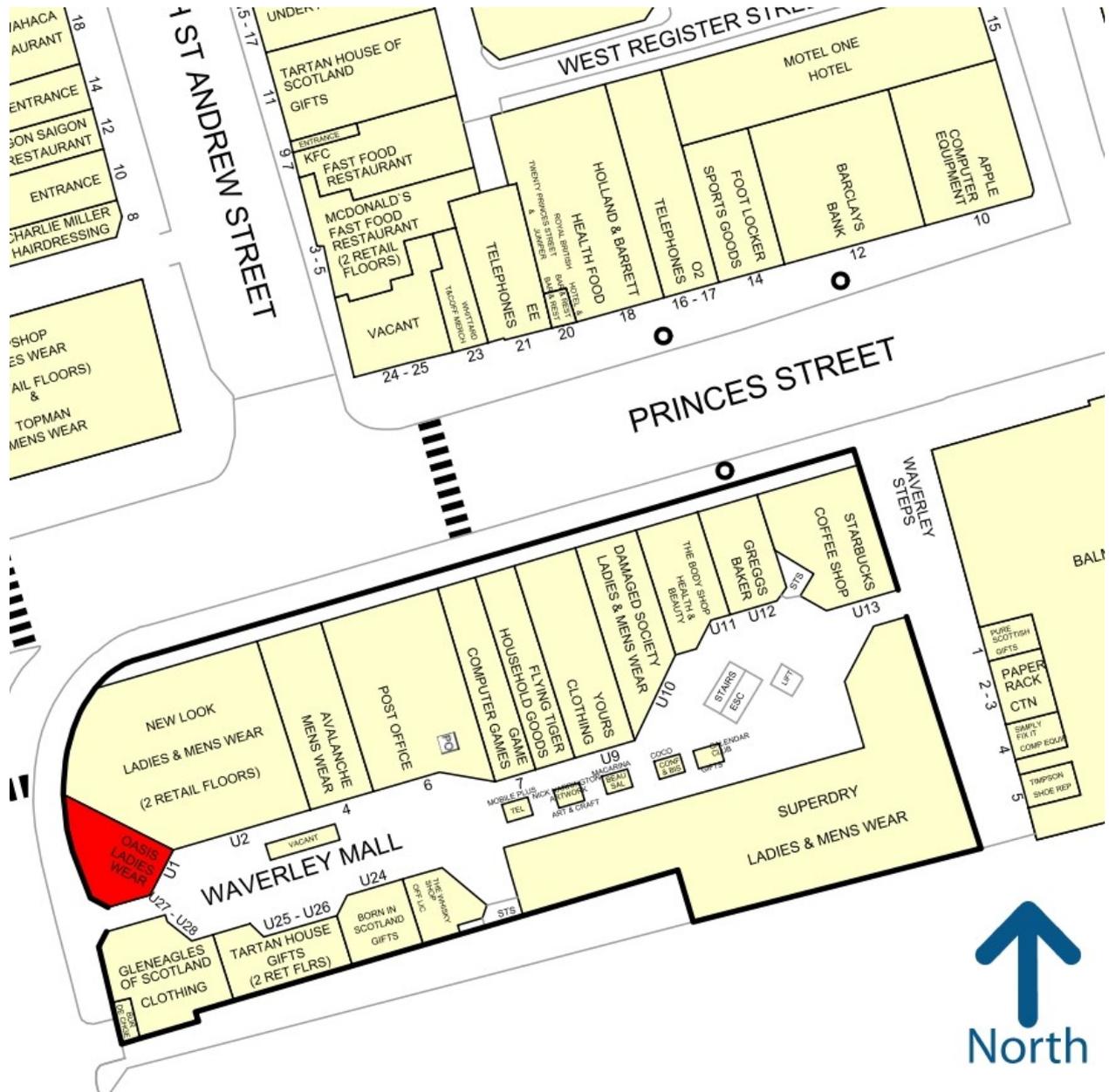
The estimated service charge for this financial year is **£23,443**.

EPC Rating / Planning

EPC available on application. The premises benefit from having Class 1 consent.

Legal Costs

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



Viewing strictly by appointment with **ORINSEN**

Andy Bain

T. 0131 374 1117
M. 07770 524 977
E. abain@orinsen.com

Anna Hansen

T. 0131 374 1114
M. 07717 411 668
E. ahansen@orinsen.com

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