



Lease Available Prime Retail Unit

Rent: **£49,700 pa**

NIA: **562 sq ft**

Location

The High Street, often referred to as the Royal Mile, is Edinburgh's most famous street. It runs between Edinburgh Castle and Holyroodhouse. Edinburgh Castle is Scotland's most-visited paid-for attraction with over 2.1 million visitors. This historic street is busy all year round, especially in August during the Edinburgh Fringe Festival when it becomes the hub of the world's biggest Arts Festival. The subject property is located in a busy part of the High street near John Knox House. Nearby occupiers include; **Byron Burger, Edinburgh Fudge Kitchen** and a number of independent retailers.

Accommodation

The premises are arranged over ground floor and comprise the following approximate net internal area:

Ground Floor: **562 sq ft / 52.24 sqm**

Rent

£49,700 pa

Lease

The premises are currently held on an FRI lease. A sublease is available for a 5 year term.

Rates

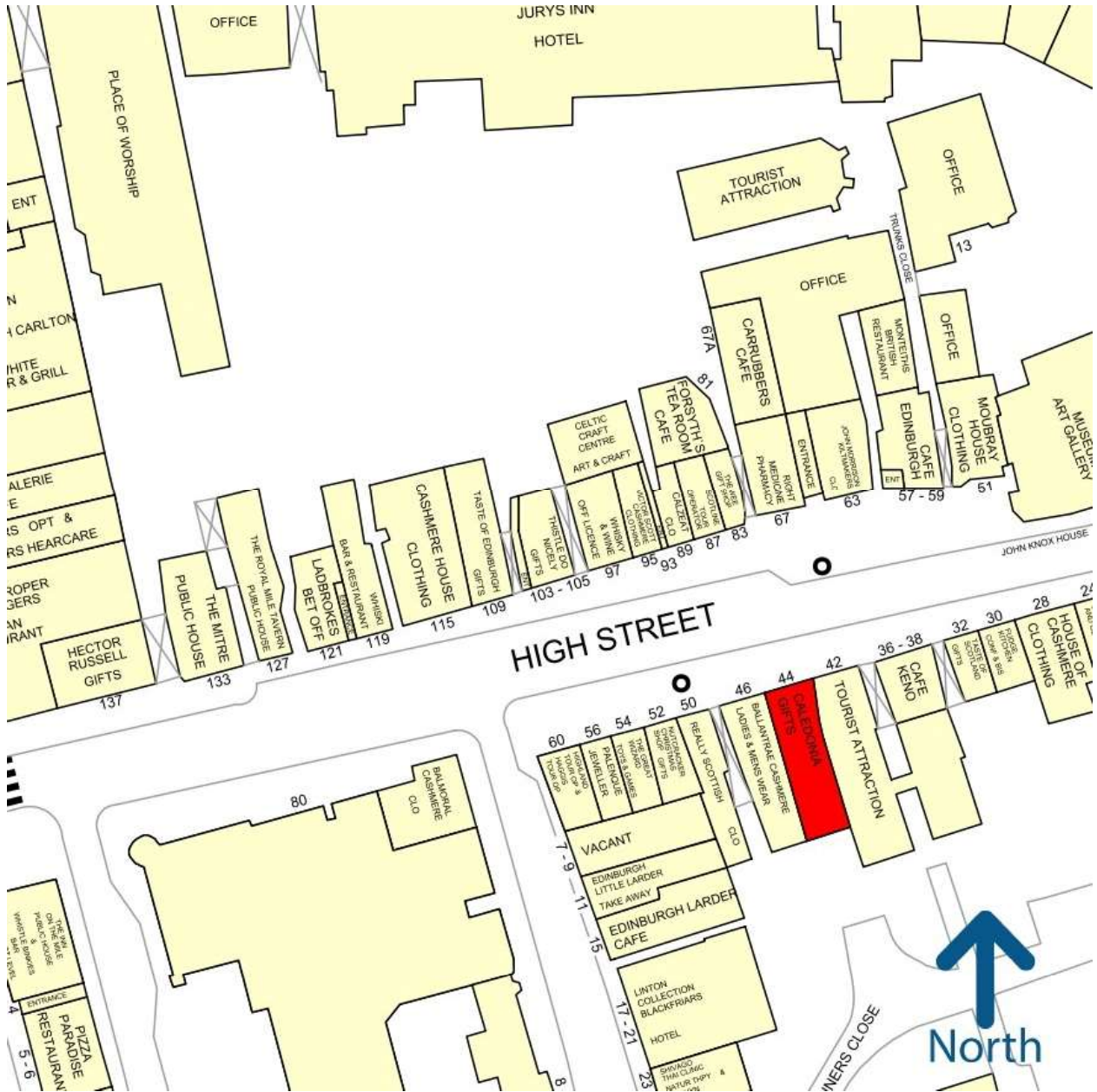
Rateable Value: **£34,100**
UBR (2020/21): **£0.498**
Rates Payable: **£16,982 pa**

Planning / EPC

The premises benefit from having Class 1 retail consent and an EPC report is available on request.

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**

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