

To Let
Prime Retail Unit
Rent: £35,000 pa
Ground Floor: 1,237 sq ft

Location

The property is situated on the corner of Howe Street and South East Circus Place which is located in the heart of Edinburgh's exclusive New Town area. Howe Street is a busy vehicular and pedestrian route linking the popular Stockbridge area with the city centre. The property is only a 5 minute walk from Princes Street and George Street and a 10 minute walk to the new Edinburgh St James.

Nearby occupiers include: [NovaPizza](#), [Sainsbury's Local](#), [Sally Hair](#), [Leo's Beanery](#), [Papavero](#) and [The Pantry](#) restaurant.

Accommodation

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

Ground Floor: [1,237 sq ft](#) / [38.27 sqm](#)

Lease

The premises are available by way of a new FRI lease.

Rent

Offers over [£35,000 pa](#)

Rates

Rateable Value: [£12,900](#)

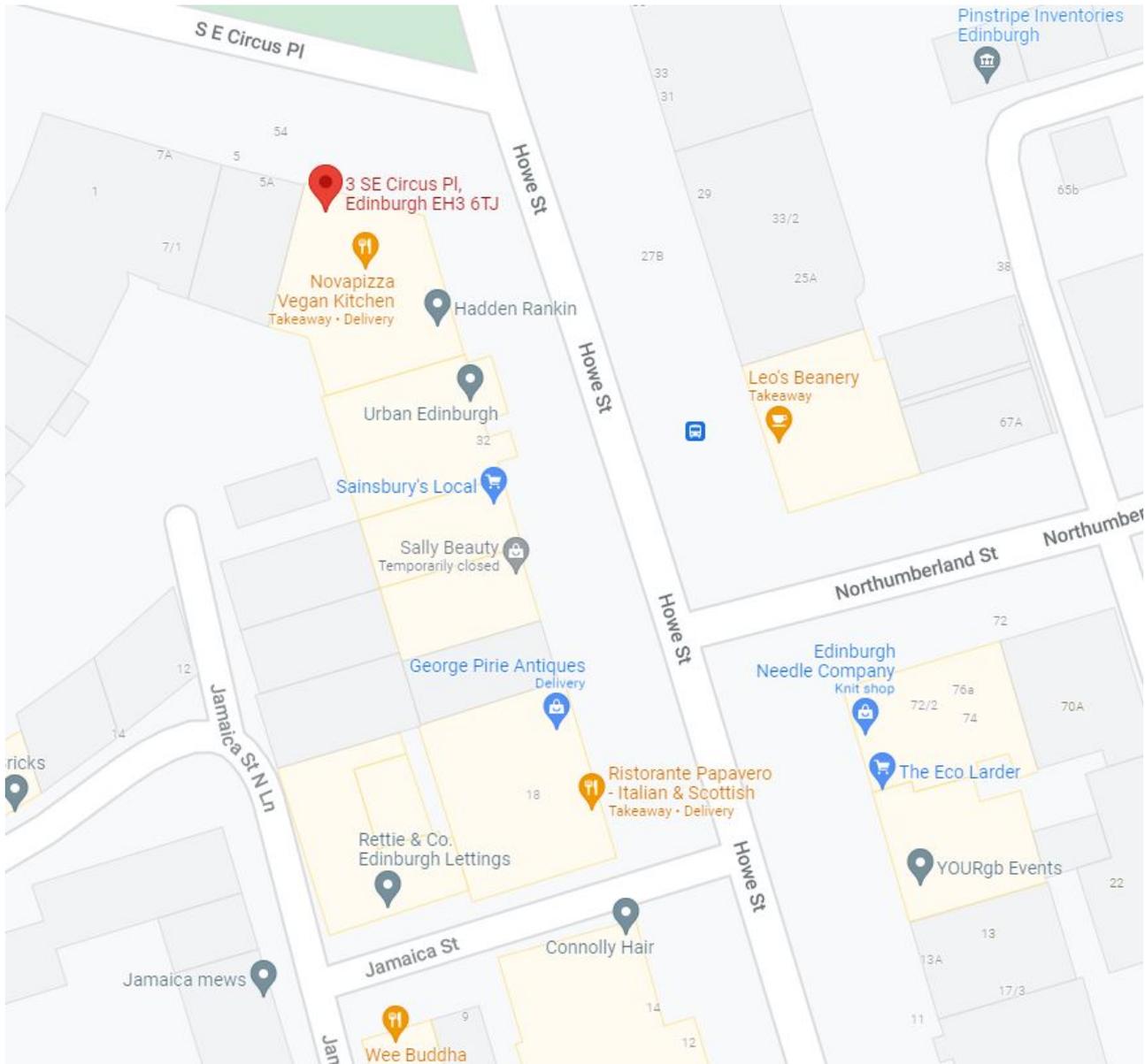
The premises qualify for 100% Business Rates Relief (no rates payable) under the Small business bonus Scheme. Each interested party should satisfy themselves on the rates relief with the appropriate authority.

Planning / EPC

The premises benefit from having Class 1 consent. The premises have an EPC rating of G.

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 through ORINSEN

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