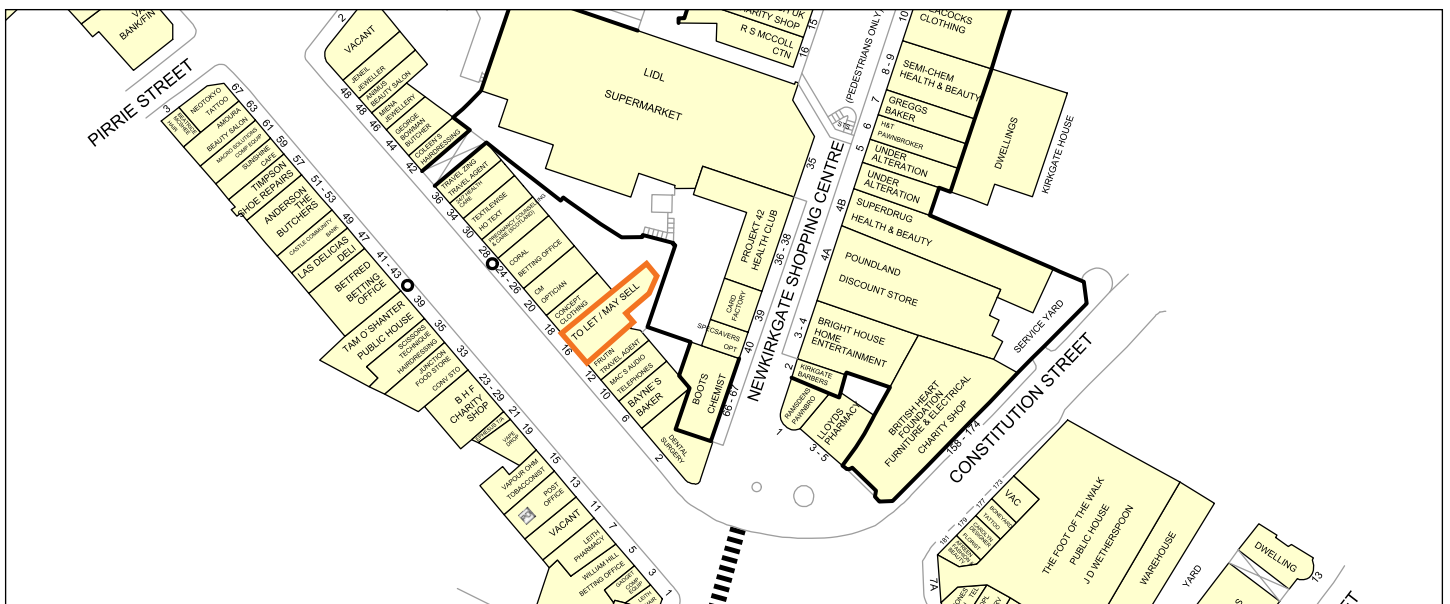


TO LET/ MAY SELL

- Retail Premises in Popular Location
- Rental offers in excess of £18,250 p.a. exclusive
- Offers are invited for the Heritable Interest

Galbraith

16 GREAT
JUNCTION STREET
EDINBURGH
EH6 5LA



Location

Edinburgh has a population of 507,000 and is one of the strongest retailing centres in the UK with a total catchment of 1.6 million. It is also the most visited city in the UK after London with over 4 million visitors a year. Tourism provides a boost to the local economy of approximately £1 billion annually.

The subjects are situated on the north side of Great Junction Street, in close proximity to the junction with Leith Walk and Duke Street.

The tram line will be extended down Leith Walk stopping at McDonald Road, Balfour Street and the Foot of the Walk ensuring the continued growth in the East End of Edinburgh.

Nearby occupiers include William Hill, British Heart Foundation, Baynes, Boots, Leith Barbers, Coral and The Money Shop.

Description

The premises comprise a retail unit arranged over the ground floor and basement of a 4 storey plus attic traditional stone built tenement building. There is also substantial storage accommodation at basement level.

Accommodation

The subjects are arranged over ground and basement floors. We calculate the unit extends to the following net internal areas:

| Floor | SQ M | SQ FT |
|--------------|---------------|--------------|
| Ground | 78.81 | 848 |
| Basement | 35.07 | 377 |
| Total | 113.88 | 1,226 |

Lease

The premises are offered on a new full repairing and insuring lease subject to upward only rent reviews.

Rent

Offers in excess of £18,250 p.a. exclusive of VAT are invited

Price

Upon Application

Rating

The property is listed on the valuation joint board as having a rateable value of £13,700. The premises qualifies for 100% small business rates relief.

Planning

The premises benefit from Class 1 Retail consent.

Energy Performance Certificate

The EPC is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT).

Further Information

Interested parties are advised to note interest with the letting agents.

Viewings are by appointment only. For additional information please contact:

Jamie Addison-Scott
0131 240 2287
Jamie.addison-scott@galbraithgroup.com

59 George Street
Edinburgh
EH2 2JG

June 2019



Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

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iv) all prices, rents and premiums are exclusive of VAT at current rate

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