

RETAIL UNIT TO LET

15-21 Leith Walk, Edinburgh EH6 8LN



LOCATION

Leith is a buzzing historical port to the north of the city of Edinburgh at the mouth of the Water of Leith.

Leith benefits from multiple bus links being situated less than two miles from Edinburgh Old Town. Edinburgh Waverley rail station is located 1.4 miles south west of the property.

SITUATION

The property occupies a prominent location on Leith Walk, a busy mile-long road which links the Leith district with the east end of Princes Street, the primary retail pitch in Edinburgh.

Leith features a wide array of independent and national retail operators including Subway, TSB Bank, Boots, Tesco as well as a variety of lively bars, traditional pubs and restaurants.

DESCRIPTION:

The subject property is situated within a mid-terrace period building with glazed frontage on the ground floor.

The unit comprises the ground floor banking hall with ancillary space including offices, kitchen and WCs.

TENURE

Leasehold.

The property is held via a lease until 27th April 2021 at a rent of £23,000 per annum.

ACCOMMODATION

The unit extends to the following approximate floor area obtained from the Lotharian Valuation Joint Board:

Retail Space:	1,909 sq ft / 177.36 sq m
Ancillary	225 sq ft / 20.9 sq m

TOTAL NIA: **2,134 sq ft (138.26 sq m)**

RATES

Rateable Value £23,100

Interested parties should verify these figures with the Lothian Valuation Joint Board.

PLANNING:

The unit currently benefits from Class 2 planning use.

ENERGY PERFORMANCE CERTIFICATE

15-21 Leith Walk:

– ‘E – 73’

VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn.

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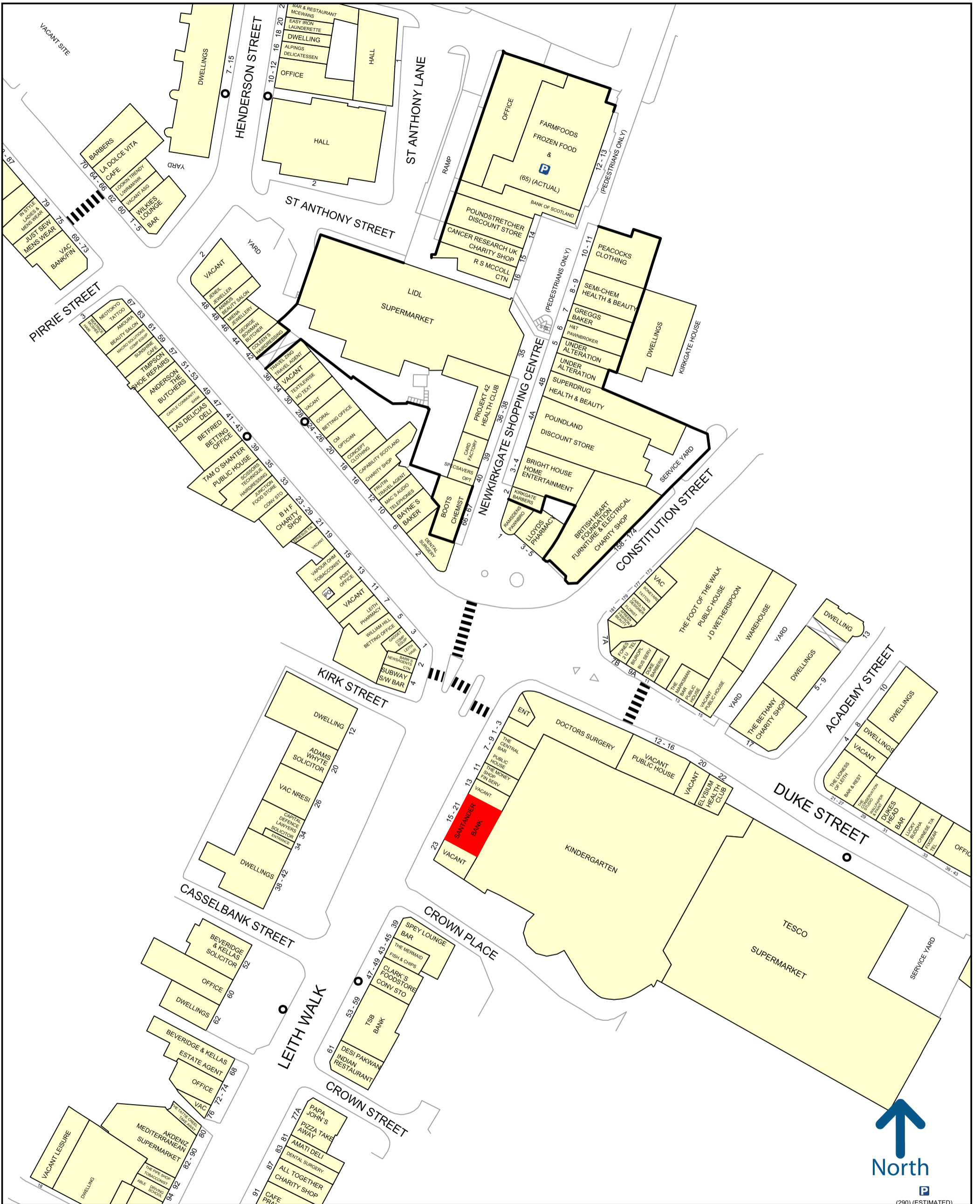
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Important Notice

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- July 2019



(290) (ESTIMATED)



50 metres

Experian Goad Plan Created: 11/07/2019

Created By: G L Hearn



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