



159 Great Junction Street
Leith, Edinburgh EH6 5LG

- Retail/Office Space Available
- 814Sq Ft / 75.63Sq M Available
- High Levels of Passing traffic and footfall

- Large glazed frontage
- Fit for immediate occupation
- Offers over £10,000 Per Annum are invited

LOCATION

The subjects are located within the Leith district of Edinburgh approximately 1.5 miles to the north of the city on a main arterial thoroughfare in a mixed residential and commercial locality.

The location would be considered secondary in relation to the city centre albeit benefits from a high level of passing trade and footfall. Surrounding occupiers are predominantly of a local nature and include Tesco Express, Dignity Funeral Services and Anything & Everything.

DESCRIPTION

The subjects comprise retail unit arranged over ground and lower ground floor level within an end-terrace stone-built tenement of traditional stone construction extending from lower ground, ground plus three storeys under a pitched and slated roof. The ground floor level office provides open plan accommodation with WC located to the rear of the property and the lower ground can be accessed via one of two metal spiral stairs.

Lower ground floor again provides large open plan accommodation with tea prep facilities internally the unit benefits from gas central heating and is finished to a modern standard, allowing potential occupiers immediate entry. Externally

the subjects benefit from a large double-glazed frontage with two single entrance pedestrian doors, one leading to the front shop area and the second leading directly to the lower ground floor.

	Sq Ft	Sq M
Ground	438	40.7
Lower Ground	376	34.93
Total	814	75.63
Reduced Floor Area	487	46.13

PRICE

Offers over £10,000 P.A are invited.

RATEABLE VALUE

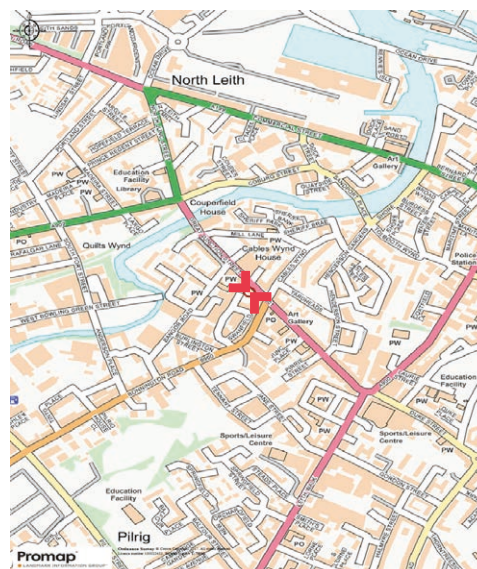
In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £6,600. The unified business rate is presently set at £0.492 excluding water and sewage, which are levied separately.

LEGAL EXPENSES AND VAT

Each party is to pay their own legal costs and the incoming tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

EPC

Available upon request.



To arrange a viewing please contact:



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