



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Prominent Retail/Office/ Restaurant Unit

223 Canongate
Edinburgh EH8 8BJ



LOCATION

Edinburgh is Scotland's capital city, with a population of approximately 480,000 and an estimated catchment of 1.5 million. Over 13 million tourists visit Edinburgh each year making it the second most visited city in the UK after London.

New Waverley is a new creative, cultural and innovation quarter in the heart of Edinburgh. The development is located just off the Royal Mile, the city's second busiest tourist street attracting over 4 million visitors per annum.

The retail unit forms part of the first phase of the New Waverley Development. Unit 3 is located at ground and upper mezzanine levels fronting the Caltongate section of the famous "Royal Mile" beneath the new 146 room **Adagio Aparthotel**. Surrounding occupiers include **The Hub, Costa and Premier Inn** and existing High Street occupiers **Mimi's Bakery, Starbucks, Wedgewood and Cafe Truva**. The unit also benefits from a link off Caltongate and a substantial return frontage onto the new civic square and will form the heart of the New Waverley development with Phase 2 works to create further Grade A offices, residential and commercial space due to commence on site early in 2017.

With the recently completed Arches Redevelopment on nearby Market Street the area benefits from a strong retailer/restaurant line up including **The Chop House, Vino, Your GB Events, Lauren Gollan Make-Up Artistry, Baba Budan and Gannet & Guga**.

ACCOMMODATION

The subjects comprise a ground floor unit which we calculate extends to the following approximate net internal areas:

Ground Floor	2,295 sq ft	(213 sq m)
Upper Mezzanine	1,076 sq ft	(100 sq m)
Total	3,371 sq ft	(313 sq m)

SPECIFICATION

The units are completed to a standard developers shell specification including capped services and glazed frontages.



Waverley Gate
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LEASE

The unit is available on a new FRI lease, for a minimum term of 10 years, incorporating 5 yearly upward only rent reviews.

RENT

Rental offers in excess of £60,000 per annum exclusive are sought.

SERVICE CHARGE

The budget service charge for the current financial year 2016/17 is approximately £3,011.

PLANNING

The subjects are suitable to be used within Class 1, 2 or 3 of the Town and County Planning use Classes (Scotland) Order 1997 and are therefore available for a variety of uses including retail, office, restaurant and coffee shop use.

RATING

To be assessed following completion and fitting out.

ENERGY PERFORMANCE CERTIFICATE

Valid EPC Certificates will be available.

DATE OF ENTRY

Available for immediate occupation.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration duties and any VAT payable thereon.

VIEWINGS

Strictly by prior arrangement with Eric Young & Co – 0131 226 2641 or our joint agents Culverwell.

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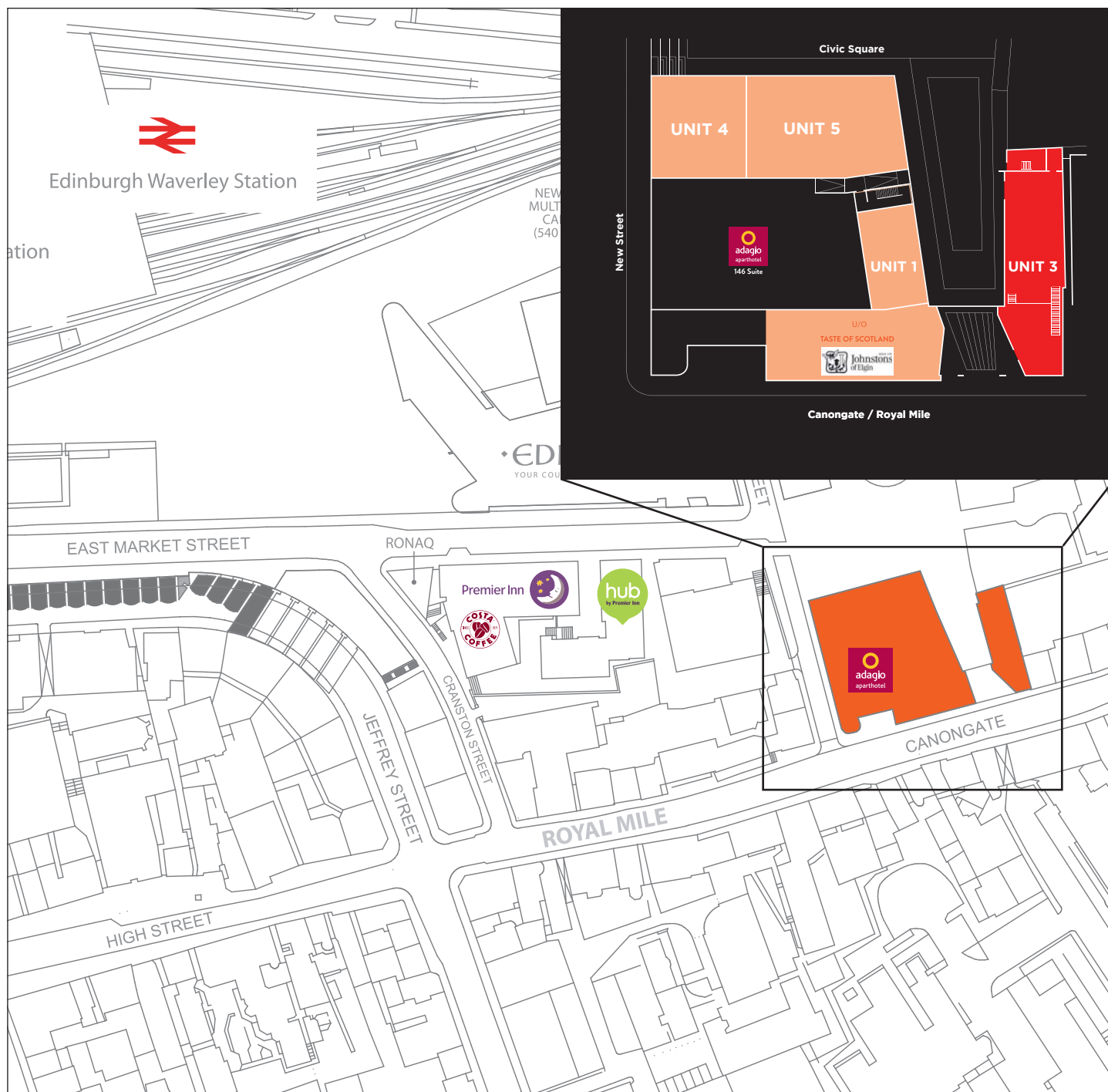




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