

RETAIL/OFFICE SPACE

- > GROUND FLOOR CLASS 2 RETAIL PREMISES
- > LOCATED IN THE HEART OF EDINBURGH'S NEWINGTON DISTRICT
- > SUITABLE FOR RETAIL OR OFFICE USE
- > OFFERS OVER £12,000 PER ANNUM
- > PREMISES EXTENDS TO 79.44 SQM / 855 SQFT
- > BENEFITS FROM OPEN PLAN OFFICE/SALES AREA, TEA PREP FACILITIES AND WC FACILITIES
- > 100% RATES RELIEF SUBJECT TO TENANT CIRCUMSTANCES



TO LET

43 RATCLIFFE TERRACE, EDINBURGH, EH9 1SU

CONTACT: Steven Clarke steven.clarke@shepherd.co.uk , 0131 225 1234 www.shepherd.co.uk
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LOCATION

The property is situated on the east side of Ratcliffe Terrace between the junctions with Duncan Street and East Mayfield Street. Ratcliffe Terrace is a popular secondary retailing parade with local businesses and benefits from high levels of vehicles and pedestrians travelling between the city centre and the southern suburbs of the city. The property is located in an area which is popular with university students private accommodation given its proximity to the university. Nearby occupiers include BP Petrol Station, Tesco Metro, Jewsons Timber, Vino Wine Shop and The Scottish Shutter Company.

DESCRIPTION

The property comprises a former bookmakers retail premises on the ground of a two storey residential stand alone detached villa. The premises consists of a large sales area/office with a double windowed frontage which is currently fitted out as an office/store. To the rear of the property is a tea prep facility as well as two WC facilities.

The space currently utilised as retail or class 2 office use but may be suitable for class 3 café use subject to the necessary consents. Appropriate landlord incentives are available to allow a tenant to fitout as required.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	79.44	855
TOTAL	79.44	855

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £10,500 which is eligible for 100% rates relief subject to tenant circumstances. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

PLANNING

The property would be suitable for retail or office use under its existing planning class however there is potential for office or café use subject to the necessary consents.

LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £12,000 per annum.



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