

TO LET

RETAIL OPPORTUNITY

WITH CLASS 2 CONSENT

- RARE OPPORTUNITY
FOR A CLASS 2
CONSENT ON NICOLSON
STREET

- PROMINENT UNIT IN
SOUGHT AFTER
LOCATION

Ryden



84 NICOLSON STREET
EDINBURGH EH8 9EW

GET IN TOUCH

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1,635
SQUARE FEET

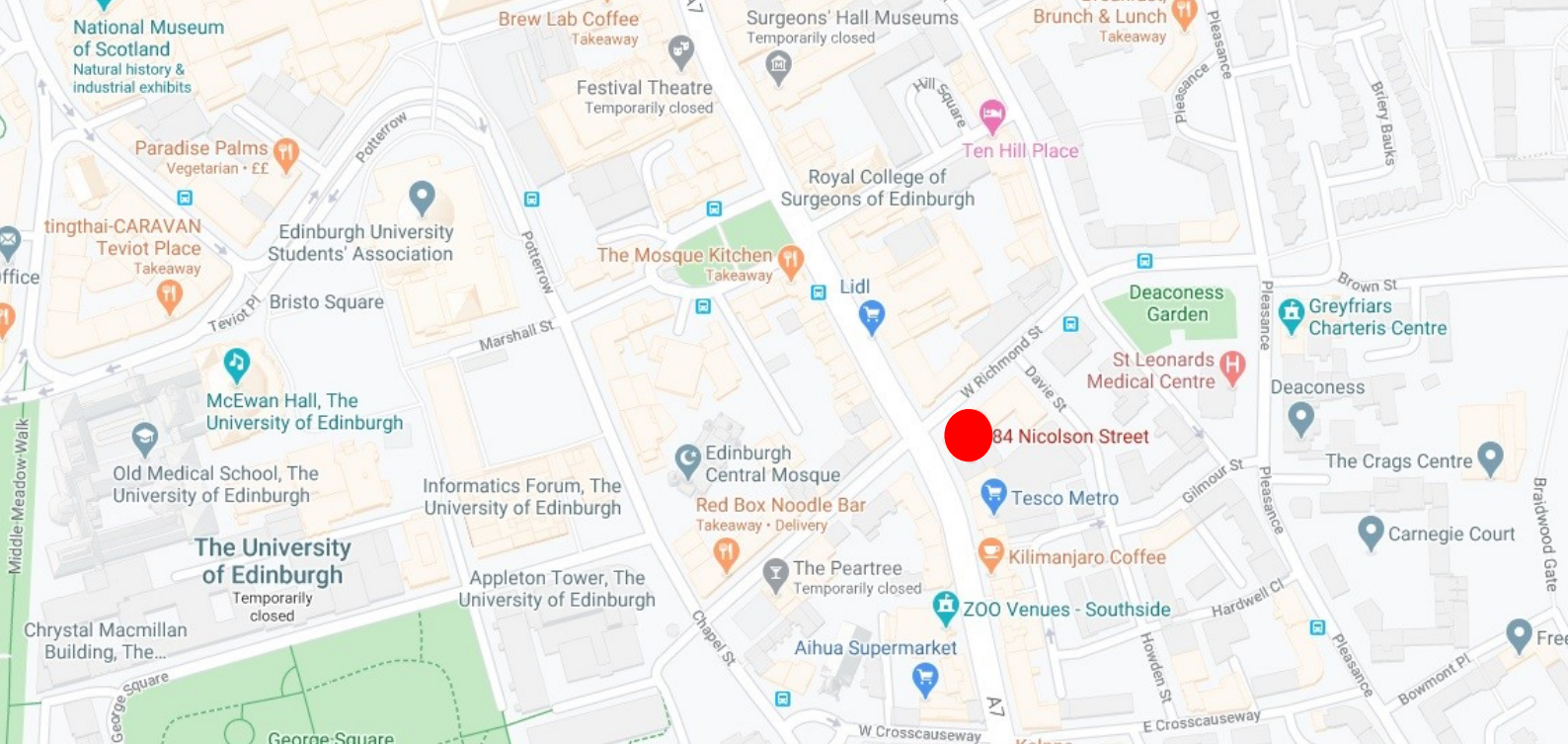
152
SQUARE METRES

Viewing is strictly by arrangement with the sole letting agent

EDINBURGH
7 Exchange Crescent
Conference Square
EH3 8AN
0131 225 6612



ryden.co.uk



84 NICOLSON STREET

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LOCATION

The subjects are located on the east side of Nicolson Street near the crossroads at West Richmond Street and West Nicolson Street. Nicolson Street is one of the main arterial routes into the city centre linking with Newington to the south and the Old Town to the north.

Occupiers in close proximity include Tesco Metro, Farmfoods, Caffe Nero and Greggs.

DESCRIPTION

The subjects comprise a double windowed retail unit over ground and basement which forms part of a four storey stone tenement building under a pitched and slated roof.

ACCOMODATION

The subjects have the following approximate areas:

Ground Floor	93 sq m	(1,001 sq ft)
Basement	59 sq m	(634 sq ft)
TOTAL	152 sq m	(1,635 sq ft)

LEASE

The subjects are offered on the basis of a new Full Repairing and Insuring lease, incorporating regular rent reviews, for a term to be agreed.

RENTAL

Rental offers in excess of £29,000 per annum exclusive are sought.

PLANNING

The property has the benefit of Class 2 consent.

RATEABLE VALUE

According to the Assessors Website, the subjects have the following rating assessment:

Rateable Value	:	£26,200
UBR (2020 / 21)	:	£0.49
Rates Payable	:	£13,047 (excl. water & sewerage)

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

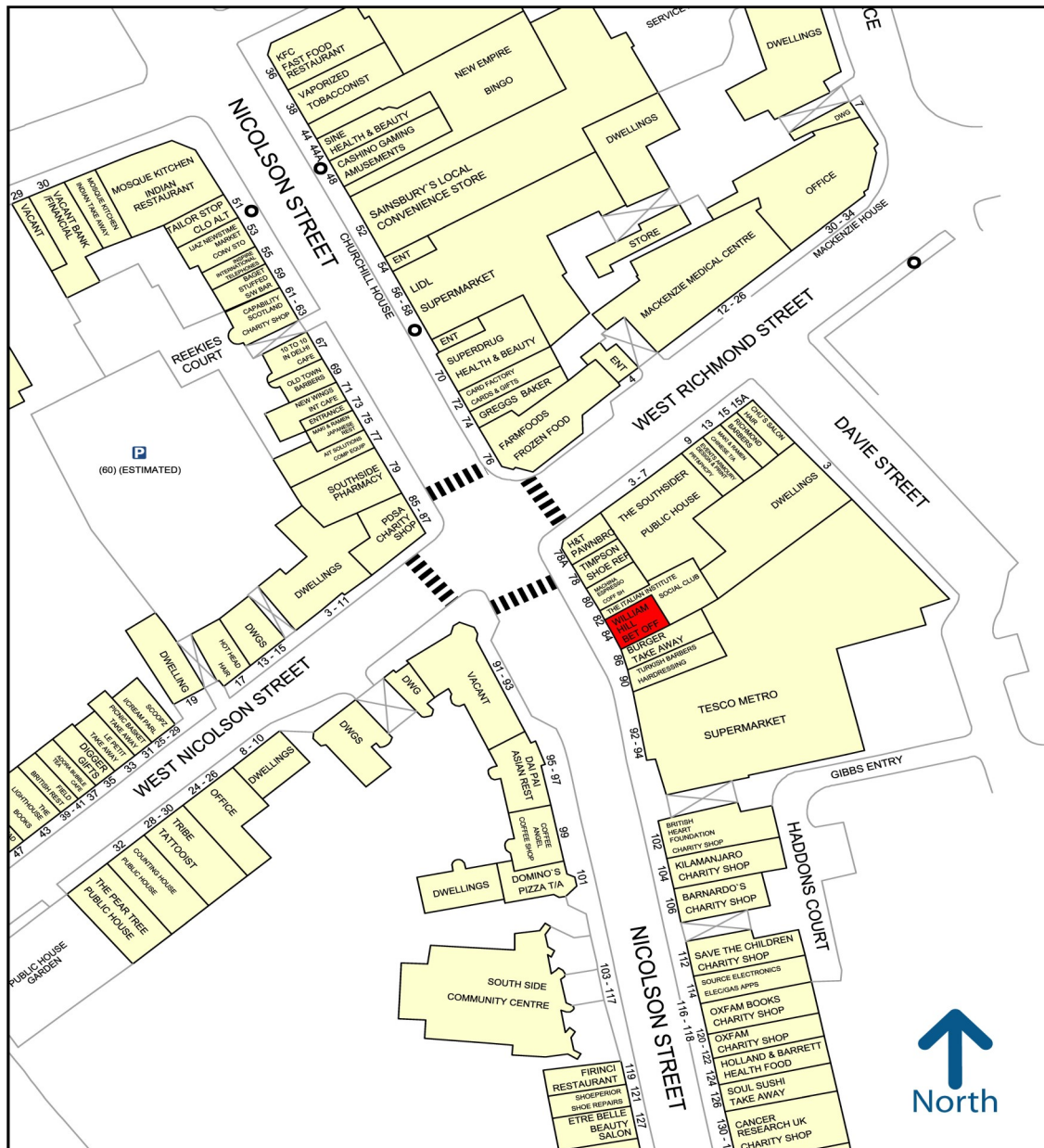
LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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(60) (ESTIMATED)

50 metres

Experian Goad Plan Created: 26/05/2020
Created By: Ryden LLP

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