

TO LET

Prominent Corner Retail/Office Unit

128 Newhaven Road, Edinburgh, EH6 4BR



- **Prominent Corner Ground & Basement Retail Premises**
- **Located in the Trinity area of Edinburgh**
- **Offers in excess of £13,000 per annum**
- **Premises extends to 93m² (1,001ft²)**
- **Triple windowed retail unit for corner exposure**
- **Benefits from small business rates relief**
- **Large vehicular and pedestrian passing trade**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
12 Atholl Crescent
Edinburgh
EH3 8HA

Tel: 0131 225 1234

Contact:
Steven Clarke
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LOCATION

The subject property is located on Newhaven Road, at the junction with Ferry Road within Edinburgh's Trinity district. Ferry Road is a main thoroughfare linking traffic between the city centre and Leith and benefits from major bus links across the city. The Trinity area benefits from a mix of local and national retailers as well as being an affluent residential area.

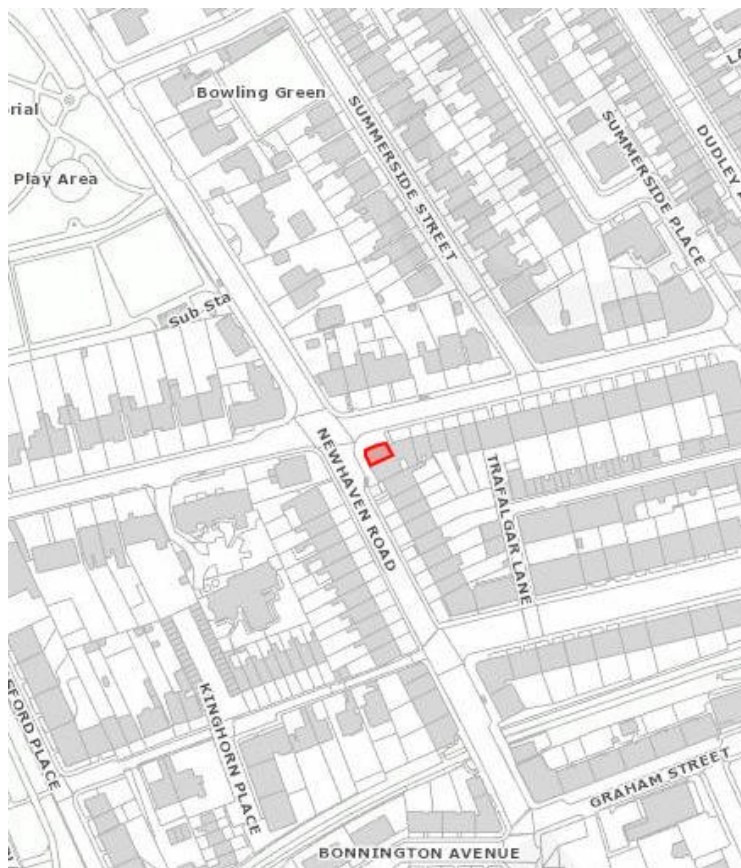
DESCRIPTION

The subject property comprises a prominent corner retail unit arranged over the ground and basement floors of a corner 4 storey tenement. Internally the premises consists of an extensive shop floor, two rear office/storage rooms, WC facilities and basement storage. Nearby occupiers include Wilson Ward Solicitors, Veterinary Surgery, Tempas4 Office and Water Babies Edinburgh.

ACCOMMODATION

We calculate that the subjects net internal area extends to approximately;

Ground Floor	84.88m ²	914ft ²
Basement	8.12m ²	87ft ²
Total:	93.00m²	1,001ft²



RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £7,300 per annum.

LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £13,000 per annum.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

Released on application.

LEGAL COSTS

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

VIEWINGS

By Appointment Only.

