

# TO LET

## PRIME RETAIL UNIT

# Ryden

- PROMINENT RETAIL UNIT SITUATED IN THE HEART OF THE CITY CENTRE
- WELL CONFIGURED UNIT ARRANGED OVER UPPER GROUND FLOOR
- CLASS 3 PLANNING (NO HOT FOOD)



**15B FREDERICK STREET**  
**EDINBURGH**  
**EH2 2EY**

### GET IN TOUCH

**CONTACT John Conroy**

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Viewing is strictly by arrangement with the sole letting agent

# 541

SQUARE FEET

# 50

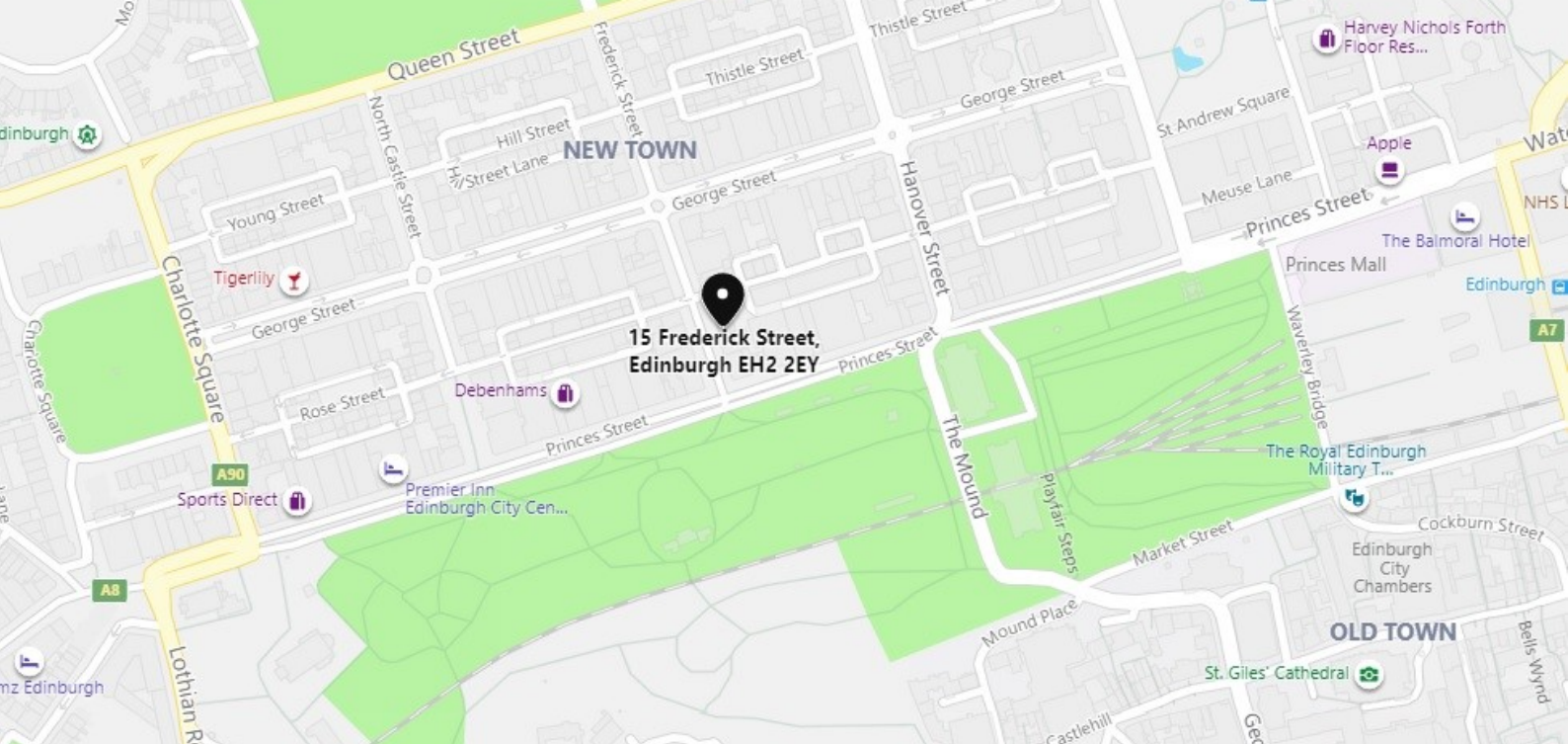
SQUARE METRES

**EDINBURGH**

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



**[ryden.co.uk](http://ryden.co.uk)**



## 15B FREDERICK STREET EDINBURGH EH2 2EY

### PROMINENT RETAIL UNIT

#### LOCATION

Edinburgh is the capital of Scotland and major administrative centre which is home to The Scottish Parliament, Scottish Executive and Judiciary System. The city is a major tourist destination, the UK's second largest financial centre, with a resident population of approximately 450,000 and catchment of 780,000.

The property is located on the east side of Frederick Street, between its junctions with Princes Street and Rose Street. This is a firmly established retail and leisure location with neighbouring occupiers including: Hotel Chocolat, Barbour, Five Guys, The North Face, L'Occitane, Loake and Schuh.

#### DESCRIPTION

The subjects comprise a retail unit arranged over upper ground floor level within a traditional Grade B Listed building. Internally, the property is a regular configuration with a toilet to the rear.

#### LEASE TERMS

The subjects are available on a new lease on Full Repairing and Insuring terms incorporating 5 yearly rent reviews for a term to be agreed.

#### RENT

£27,000 per annum exclusive.

#### PLANNING

Class 3 consent in place for restricted cooking. Further information available upon request.

#### RATEABLE VALUE

We understand that the subjects are currently entered in the Assessor's Valuation Roll as follows:

Rateable Value	:	£28,900
UBR (2019/20)	:	£0.49
Rates Payable	:	£14,161 (excl. Water & Sewerage)

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of "G".

#### LEGAL COSTS

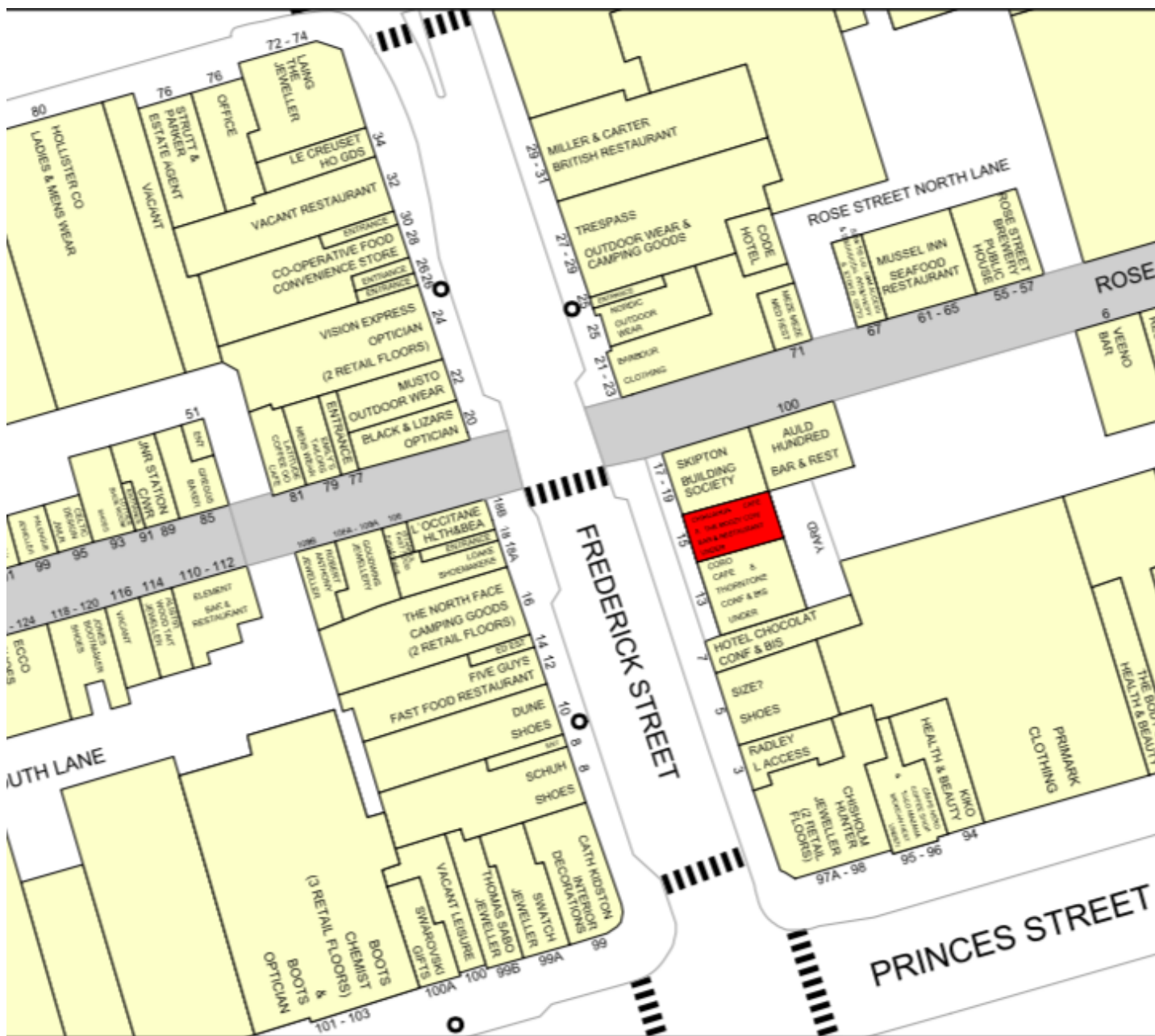
In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

#### 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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