

## RETAIL SPACE

- > GROUND FLOOR CLASS 1 RETAIL PREMISES
- > LOCATED IN THE CANNONMILLS AREA OF EDINBURGH
- > PREMISES EXTENDS TO 58 SQM / 623 SQFT
- > SUITABLE FOR RETAIL OR OFFICE USE
- > **OFFERS OVER £12,500 PER ANNUM**
- > QUALIFIES FOR 100% BUSINESS RATES RELIEF
- > POTENTIAL FOR ALTERNATIVE USES SUBJECT TO CONSENTS



# TO LET

**9 HOWARD STREET, EDINBURGH, EH3 5JP**

**CONTACT:** Steven Clarke [steven.clarke@shepherd.co.uk](mailto:steven.clarke@shepherd.co.uk) , 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)





## LOCATION

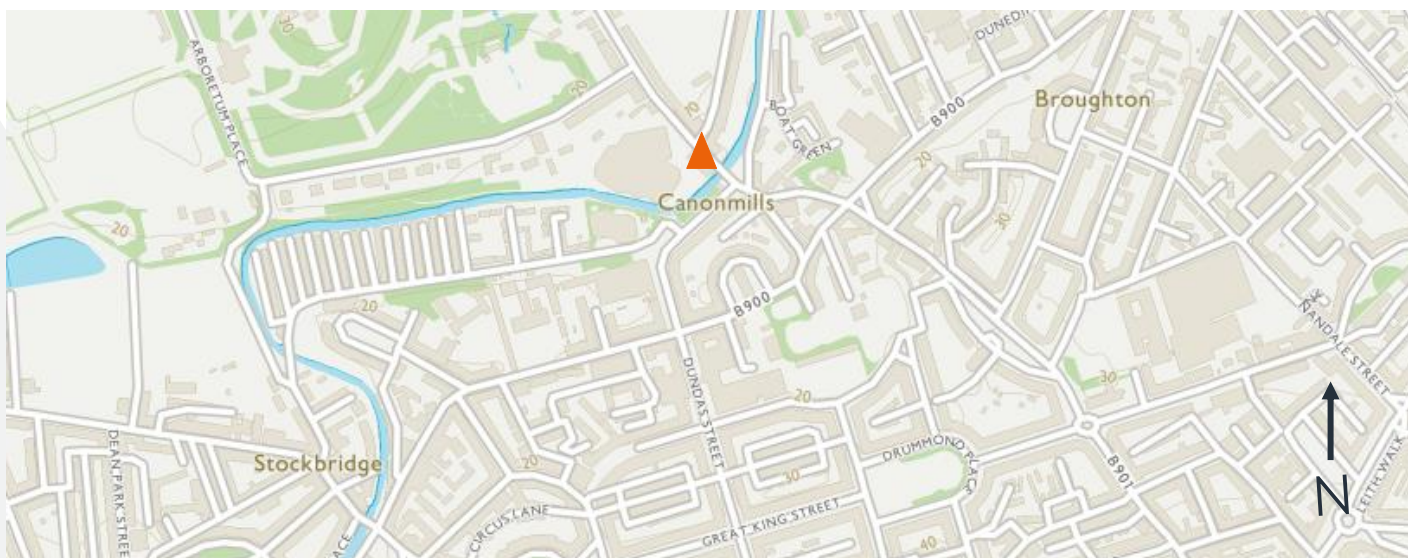
The property is situated on the west side of Howard Street which is a continuation of Inverleith Place located in the heart of Canonmills, Edinburgh. Canonmills is a popular secondary retailing area with local businesses and benefits from high levels of vehicles and pedestrians from the local affluent northern suburbs of the City. The property is located in close proximity to a large number of nearby residential streets providing an abundance of footfall for all the retailers on Howard Street and nearby Brandon Terrace. Nearby occupiers include The Water Of Leith Bistro, The Orchard Public House, The Loon Fung Chinese, Di Giorgio Italian Café and Canonmills DryCleaners.



## DESCRIPTION

The property comprises a retail premises arranged over the ground floor of a 4 storey traditional tenement building. The premises consists of a large single frontage providing great visibility into the sales area. Internally the unit currently consists of a large front sale area, rear stockroom/staffroom and WC facilities.

The subjects have most recently been used for class 1 retail purposes but would be suitable for office or café use subject to the necessary local council consents.



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

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

Steven Clarke [steven.clarke@shepherd.co.uk](mailto:steven.clarke@shepherd.co.uk) & Emily Anderson [Emily.anderson@shepherd.co.uk](mailto:Emily.anderson@shepherd.co.uk)

**[www.shepherd.co.uk](http://www.shepherd.co.uk)**



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ACCOMMODATION	SqM	SqFt
Ground Floor	58	623
<b>TOTAL</b>	<b>58</b>	<b>623</b>

*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 £12,900 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.

### 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 £12,500 per annum.

### PLANNING

The property would be suitable for retail or office use under its existing planning class however could also be suitable for class 2 use subject to consents.



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