

RETAIL/OFFICE SPACE

- > GROUND FLOOR
RETAIL/OFFICE PREMISES
- > LOCATED IN THE HEART OF
EDINBURGH'S LEITH DISTRICT
- > PREMISES EXTENDS TO 65
SQM / 700 SQFT
- > SITUATED OPPOSITE BARRATT
RESIDENTIAL DEVELOPMENT
OF 115 FLATS
- > **OFFERS OVER £12,500 PER
ANNUM**
- > 50M FROM EDINBURGH'S
TRAM EXTENSION
- > 100% RATES RELIEF SUBJECT
TO TENANT CIRCUMSTANCES

TO LET

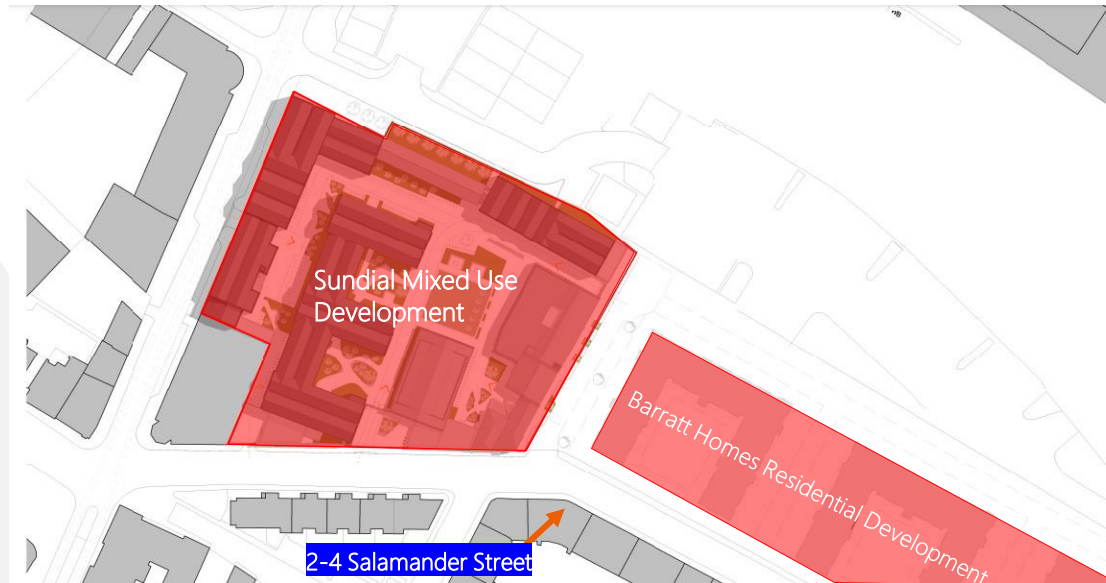
2-4 SALAMANDER STREET, EDINBURGH, EH6 7HR

CONTACT: Steven Clarke steven.clarke@shepherd.co.uk , 0131 225 1234 www.shepherd.co.uk
Emily Anderson emily.anderson@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk



LOCATION

The property is located within the Leith area of Edinburgh, specifically on the corner of Salamander Street and Baltic Street. The property is positioned on an extremely prominent corner of Salamander Street which is the main vehicular route out of Edinburgh to Portobello, Musselburgh and the A1 bypass. The retail/office unit is located directly opposite two residential developments in Barratt Homes and Sundial Developments which are both under construction and delivering over 200 residential units over the next 12-24 months. Also in close proximity is the Edinburgh tram system extension which will have a stop 50m from the property at the bottom of Constitution Street at the junction with Bernard Street, providing accessibility to Edinburgh city centre and Edinburgh airport.



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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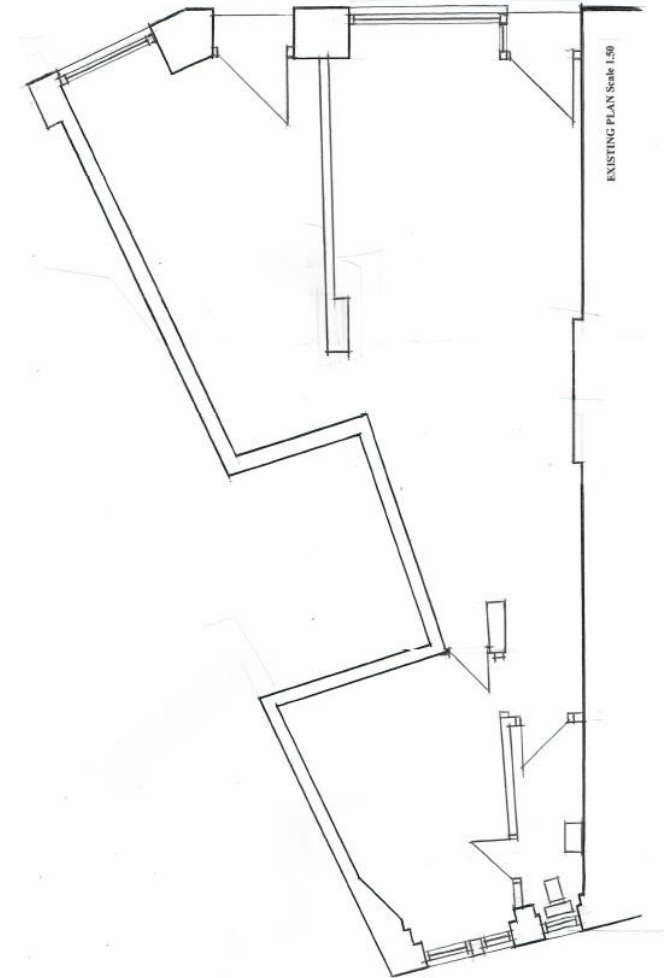
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DESCRIPTION

The property comprises a former office/retail unit which is located on the corner of Baltic Street and Salamander Street. Offering a double windowed frontage to occupiers, the unit benefits from a large amount of vehicular passing trade as well as pedestrian footfall which is only going to increase with the completion of the residential developments on the other side of the street. The subjects also benefit from two entrance doors to the front elevation. Internally the property consists of two large interconnecting front rooms which are separated with a dividing wall with the rear of the property consisting of a further room/office and wc facility.



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ACCOMMODATION	SqM	SqFt
Ground Floor	65	700
TOTAL	65	700

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 £5,200 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 3 café use subject to consents.



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