

## RETAIL SPACE

- > 100% PRIME RETAIL UNIT
- > LOCATED IN THE HEART OF EDINBURGH'S CITY CENTRE
- > HIGH LEVELS OF PEDESTRIAN FOOTFALL
- > PREMISES EXTENDS TO 177 SQM / 1,905 SQFT
- > PREVIOUSLY LET TO A TRAVEL AGENCY SHOP/ OFFICE
- > OFFERS OVER £65,000 PER ANNUM
- > SITUATED IN CLOSE PROXIMITY TO WAVERLEY TRAIN STATION
- > POTENTIAL FOR OFFICE OR CAFÉ USE SUBJECT TO CONSENTS



TO LET

**49 HANOVER STREET, EDINBURGH, EH2 2PJ**

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**ORINSEN**





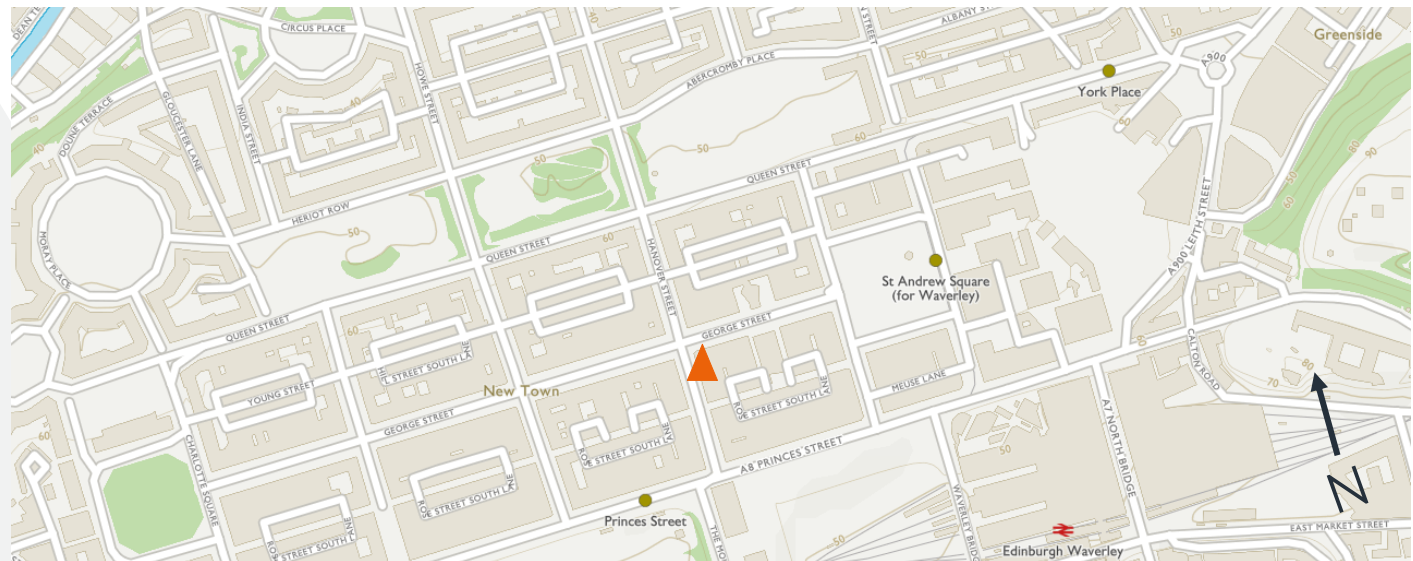
## LOCATION

49 Hanover Street is situated within a prime city centre location on the east side of Hanover Street in Edinburgh's golden rectangle area, which is firmly established as a mixed use location surrounded by many office, retail and leisure occupiers. Hanover Street is one of Edinburgh's premier shopping locations for high quality retailers with numerous national and international retailers occupying the street. This ground and basement unit is well located between George Street and Rose Street with nearby occupiers including Pret A Manger, JoJo Maman Bebe, Bibi's Bakery, Oliver Bonas and Lakeland.

## DESCRIPTION

The property comprises part of an attractive, listed, mid terraced building accommodating a ground floor and basement retail unit. The main ground floor space benefits from a single windowed frontage and has formally be used as a travel agency shop/office. To the rear of the ground floor is further desk space and comms cupboard with the basement consisting of staff room facilities and WC facilities.

The space currently utilised as class 1 retail use but may be suitable for class 2 office use or class 3 food/drink use subject to the necessary consents. Appropriate landlord incentives are available to allow a tenant to fitout as required.



**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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ACCOMMODATION	SqM	SqFt
Ground Floor	100	1,076
Basement	77	829
<b>TOTAL</b>	<b>177</b>	<b>1,905</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 £69,800 which results in payable rates of £35,110 per annum. 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

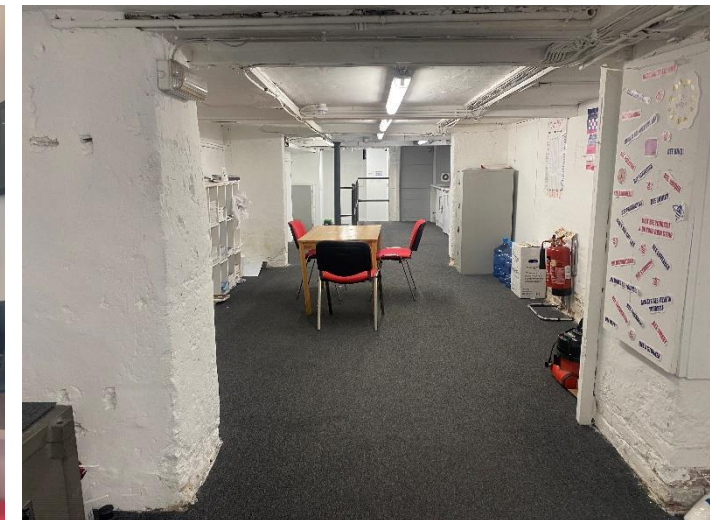
Released on application.

## PLANNING

The property would be suitable for retail use under its existing planning class however there is potential for office or café use subject to the necessary consents.

## 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 £65,000 per annum.



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