

To Let

Prime Retail Unit

134 Rose Street, Edinburgh, EH2 3JD

Location

Rose Street is situated in the heart of Edinburgh's City Centre and runs parallel to the principal shopping streets of Princes Street and George Street. Rose Street has established itself as a niche retail and leisure destination in the city and is very popular with tourists.

The premises are situated in the block bounded by Frederick Street to the east and Castle Street to the west.

Nearby occupiers include Jones Bootmaker, Ecco, Tiso, Greggs, Debenhams, Patisserie Valerie, JNR Station, Timpsons, Headcase Barbers, Fly London and Route One.

Description

The premises comprise a large, fully glazed retail unit arranged over the ground and first floor.

Accommodation

The net internal areas are as follows:

Ground Floor	346 sq ft	32 sq m
First Floor	1,645 sq ft	153 sq m
Total	1,991 sq ft	185 sq m

Rating

The premises are entered into the 2017 Valuation Roll as follows:

Rateable Value	£36,900
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.49

Planning

The property benefits from Class 1 (Retail) consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Rent

Offers in the region of £30,000 per annum + VAT are invited.

Lease Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.



Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Entry

To be agreed between landlord and tenant.

Energy Performance Certificate

EPC Rating = Available on request.

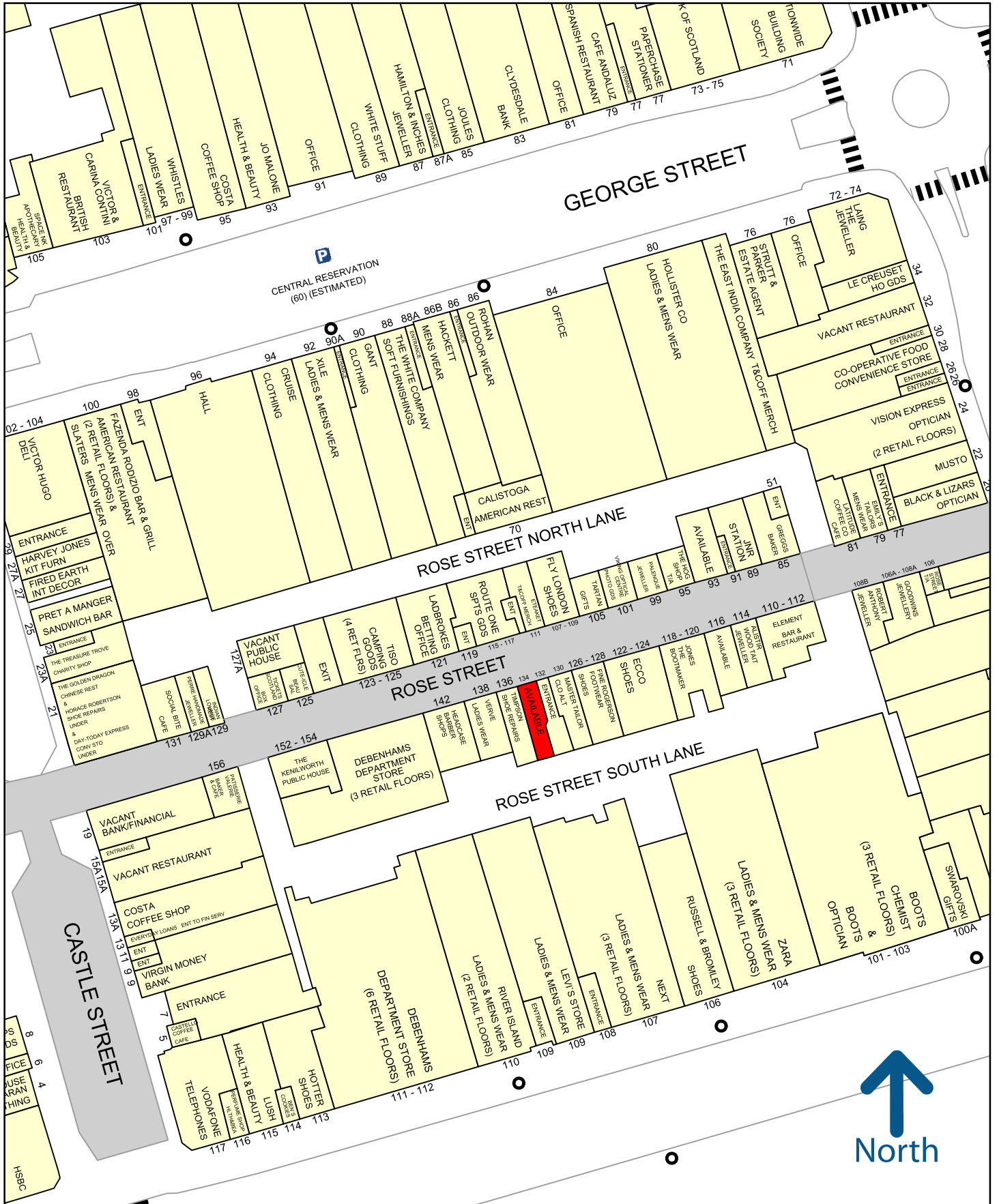
A copy of the EPC and Recommendation Report can be provided on request.

Viewing and Further Information

Strictly by appointment through the sole letting agent:

James Murray
jamesmurray@culverwell.co.uk
0131 243 9614

James Godfrey
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Created By: Culverwell



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