

CLASS 1A PREMISES

- > LOCATED ON THE BUSTLING LEITH WALK THOROUGHFARE
- > OFFERS OVER £12,500 PER ANNUM
- > PREMISES EXTENDS TO 82.36 SQM/ 886 SQFT
- > REFURBISHED TO AN EXTREMELY HIGH STANDARD THROUGHOUT
- > PROMINENT FRONTAGE ON BUSY SECONDARY RETAILING PARADE
- > ARRANGED OVER GROUND AND BASEMENT FLOOR
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING CONSENT
- > QUALIFIES FOR 100% RATES RELIEF



TO LET

3 ALBERT PLACE, EDINBURGH, EH7 5HN

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

The property is situated on south side of Albert Place in a block bounded by Albert Street to the east and Brunswick Road to the west. The unit is prominently located on the bustling parade known as Leith Walk, a main vehicular thoroughfare, which connects the east end of Edinburgh city centre to the shores of Leith.

Leith Walk represents one of Edinburgh's busiest secondary retail parades and comprises a complementing mix of retail/café/office & leisure occupiers. Neighbouring occupiers include Sainsburys Local, Starbucks, Bodega & Student Accommodation.

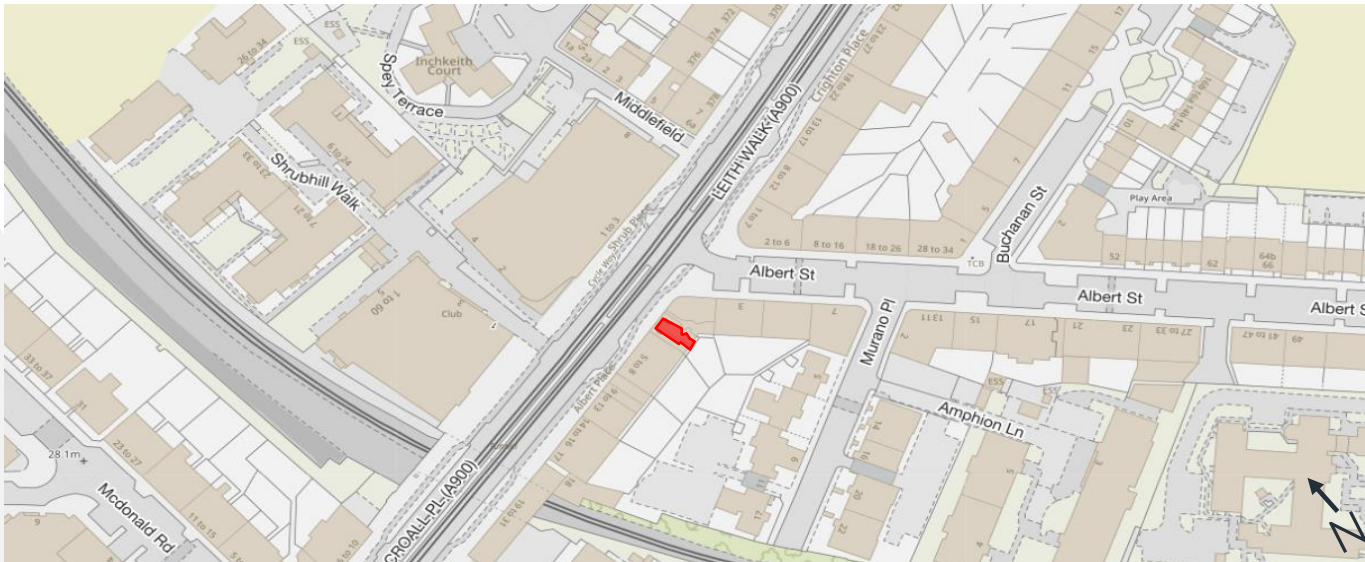
DESCRIPTION

The subjects comprises a well-positioned, double windowed Class 1A premises arranged over the ground and basement floors of a 4 storey traditional stone building.

The property offers a highly enticing retail/office space which has recently been refurbished to an exceptional standard creating an extremely contemporary and inviting environment. The ground floor has a front shop area, back shop and store to the rear. The basement floor, accessed by a timber staircase, has staff areas, extensive storage, tea preparation and W.C facilities.

LEASE TERMS

The subjects are offered on a full repairing an insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £12,500 per annum.



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	39.27	423
Basement	43.06	463
TOTAL	82.36	886

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 £7,700 which will allow for 100% rates relief subject to the tenant's other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

Released on application.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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