

TO LET

CLASS 1A PREMISES

Located in the heart of Edinburgh's vibrant East End

Offers over £16,500 per annum

Benefits from high levels of footfall and vehicular passing traffic

Large glazed frontage suitable for excellent exposure and branding opportunities

Premises extend to 104.33 sqm (1,123 sqft)

Suitable for a variety of occupiers subject to the necessary planning consents



WHAT 3 WORDS



4 UNION STREET, EDINBURGH, EH1 3LU

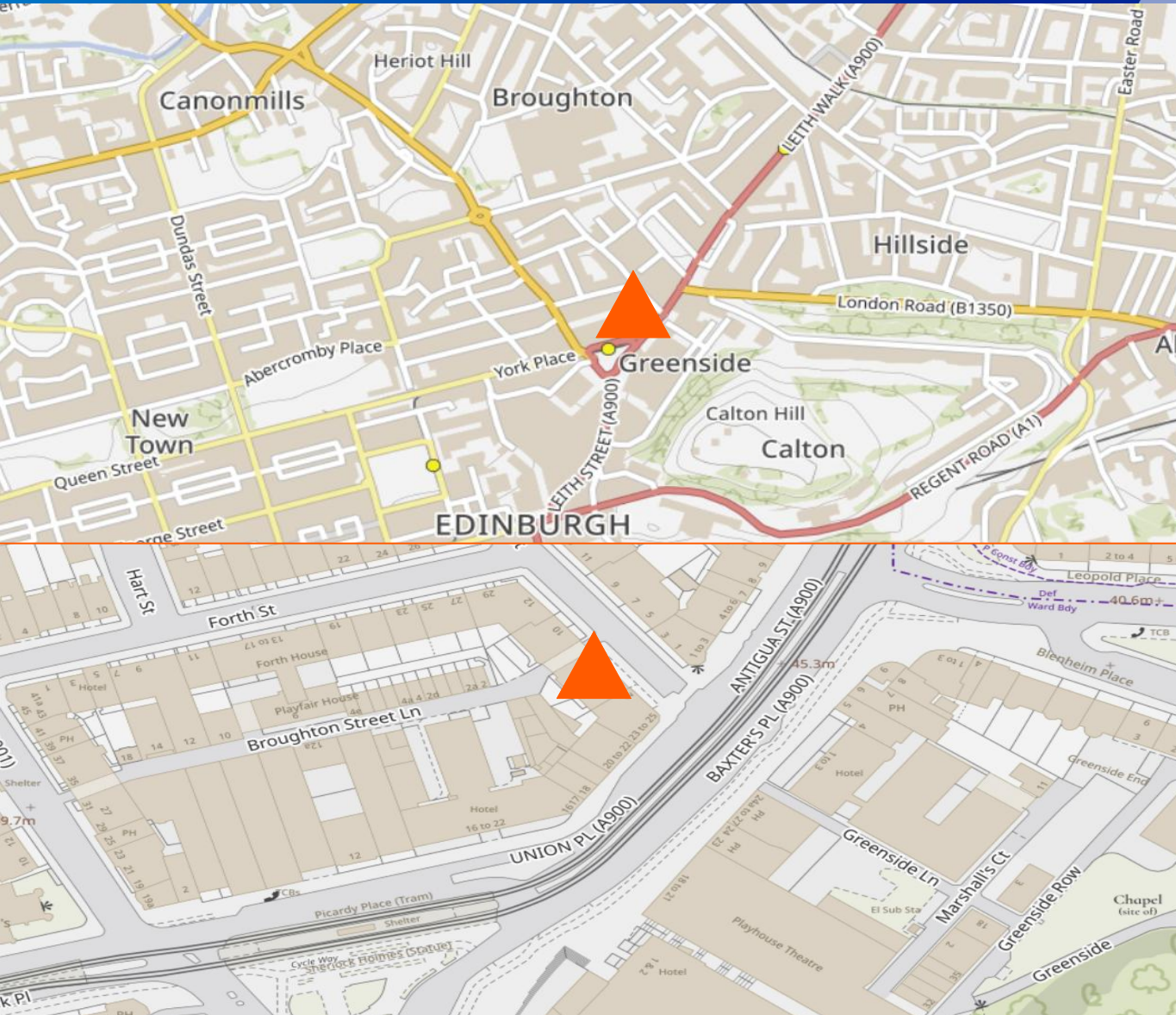
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Location

4 UNION STREET, EDINBURGH, EH1 3LU



Location

The premises is located in the vibrant East End of Edinburgh, within the New Town & bustling city centre. More specifically, the subjects are positioned on the south side of Union Street, within a mixed-use commercial and residential area.

The subjects benefit from a prime position at the top of Leith Walk, in close proximity to St James Quarter. The surrounding area benefits from strong pedestrian footfall and excellent transport connectivity, with Picardy Place tram stop and numerous bus routes all within easy walking distance.

Commercial occupiers in close proximity include Simply Greek, The Edinburgh Playhouse & Mamma Roma.

**Rarely available leasehold opportunity
in Edinburgh City Centre**



Virtual Tour



Description

4 UNION STREET, EDINBURGH, EH1 3LU



Description

The subjects comprises of a well-presented Class 1A premises arranged over the ground and basement floors of a three-storey and attic tenement building. There is also a small garden located to the rear. The property benefits from a large glazed frontage, allowing natural light to flow throughout the premises, as well as offering excellent branding opportunity.

Previously a barber, the property benefits from a bright front shop area that leads through to the back shop and WC facilities. The basement provides additional storage and is accessed via a timber staircase in the front shop area. The flexible space is suitable for a variety of uses, including professional servicers, retail, office or café.

Accommodation

Description	m ²	ft ²
Ground Floor	49.61	534
Basement	54.72	589
TOTAL	104.33	1,123

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £16,500 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £11,200, which qualifies for small business rates relief, subject to tenant circumstance.

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.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

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

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.



Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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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