

TO LET

RETAIL PREMISES

41 SHANDWICK PLACE, EDINBURGH, EH2 4RG

LOCATION

Shandwick Place is situated at the west end of Edinburgh city centre and is a natural extension of Princess Street, Edinburgh's main retail throughfare. Extensive works are currently underway to improve the city's transport infrastructure that will include a tram network in Shandwick Place, which will further enhance this location as a retail destination.

The subjects are situated on the south side of Shandwick Place close to Princess Street. Nearby occupiers include [Habitat](#), [HBOS](#), [Specsavers](#), [Holland & Barratt](#), [Somerfield](#), [Black & Lizars](#) and [Jessops](#).

DESCRIPTION

The Premises comprise a double windowed retail unit arranged over the ground and basement floors of a substantial stone built tenement building under a pitched and slated roof.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross frontage	26 ft 6 ins	(8.05m)
Net frontage	26 ft 0 ins	(7.59m)
Ground Floor	2,031 sqft	188.68 sqm
Basement	1,950 sqft	181.16 sqm

RATING

We are verbally advised by the local Assessors Department that the premises are entered in the in valuation Roll as follows:

Rateable Value £59,600

Commercial Rate Poundage £0.462
(exclusive of water and sewerage rates)

RENT

Rental offers in the region of £90,000 per annum, exclusive are invited.

LEASE TERMS

The premises are available on a new full repairing and insuring lease for a negotiable period of time subject to 5 yearly upward only rent reviews. Alternatively our client will consider a shorter lease term.



LEASE COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for Stamp Duty land Tax and Registration Fees as appropriate.

ENTRY

By agreement.

VIEW AND FURTHER INFORMATION

Strictly by appointment through the joint letting agents:
Culverwell

Contact: James Godfrey/ Callum Mortimer

Tel: 0131 226 6611

Email: james@culverwell.co.uk

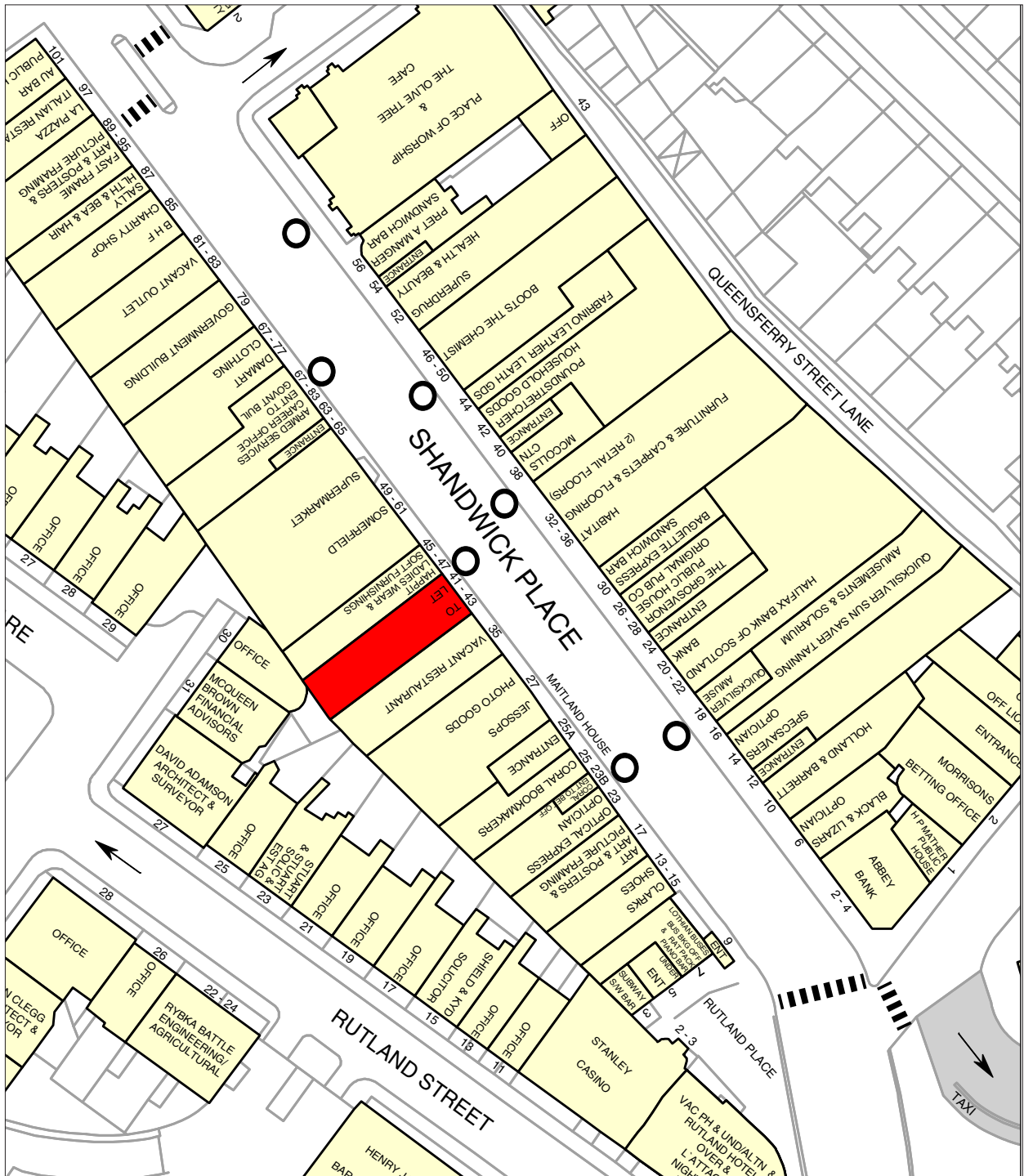
callum@culverwell.co.uk

GEE&CO

Contact: John Grewar

Tel: 0141 331 1336

Email: johngrewar@gee-co.com



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October 2008

