



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Retail Unit

9 Clifton Terrace
Haymarket
Edinburgh EH12 5LQ



LOCATION

Clifton Terrace forms a continuation of the busy arterial route known as Haymarket Terrace, less than 1 mile west of Princes Street, adjacent to Haymarket Train station and Haymarket Tram Stop. The area of Haymarket has undergone substantial commercial development in recent years and is now seeing the £200 million mixed-use scheme at Morrison Street, known as The Haymarket, on site.

The subjects occupy a prominent position on the east end of Clifton Terrace, close to the junction with West Maitland Street, Morrison Street and Dalry Road. Nearby occupiers include **Tune Hotels, Platform 5 Bar & Restaurant, M&S Food, Starbucks** and **Easy Coffee**.

ACCOMMODATION

The unit is arranged over a ground floor at street level, an upper ground floor and a basement that extend to the following approximate net internal floor areas:

Ground Floor	364 sq ft	(34 sq m)
Upper Ground Floor	195 sq ft	(18 sq m)
Basement	484 sq ft	(45 sq m)
Total	1,043 sq ft	(97 sq m)

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 2 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority

LEASE

The subject is available on the basis of a new full repairing and insuring lease for a term to be agreed.

RENT

Offers in excess of **£18,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£10,900**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£5,232**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D

DATE OF ENTRY

By arrangement.

LEGAL COSTS

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

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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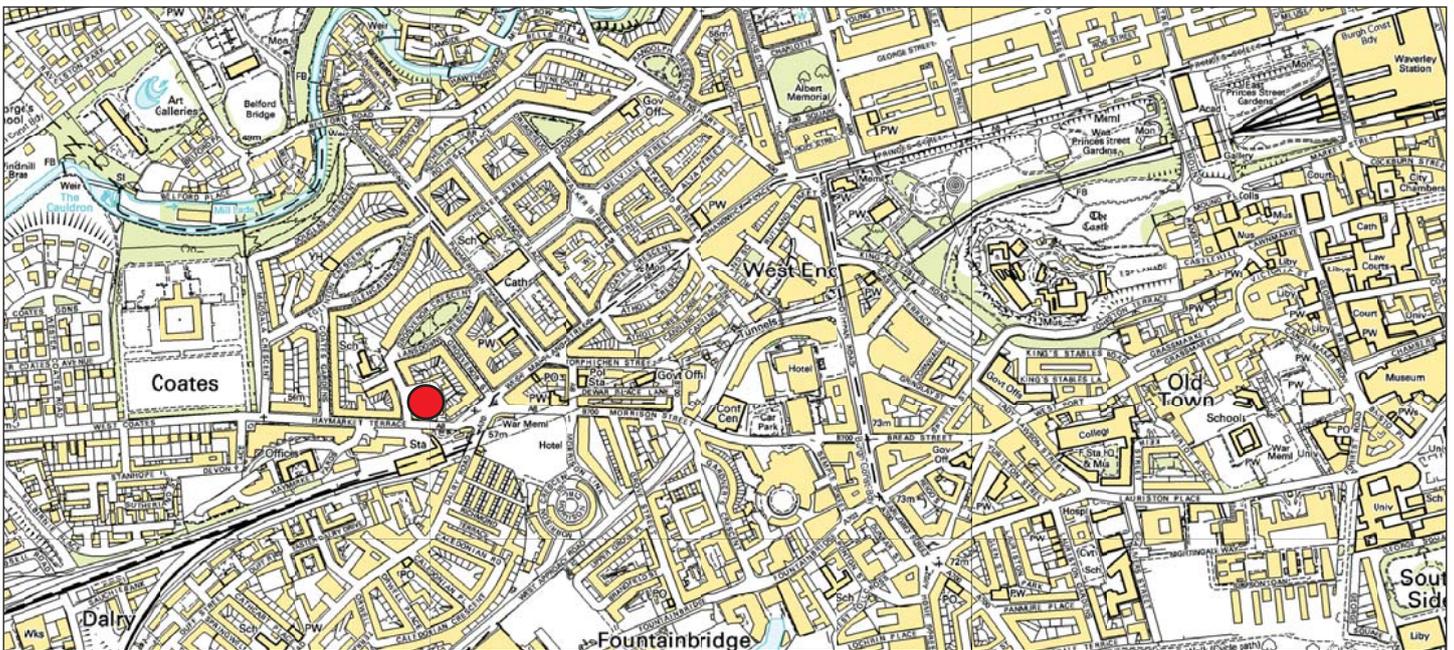
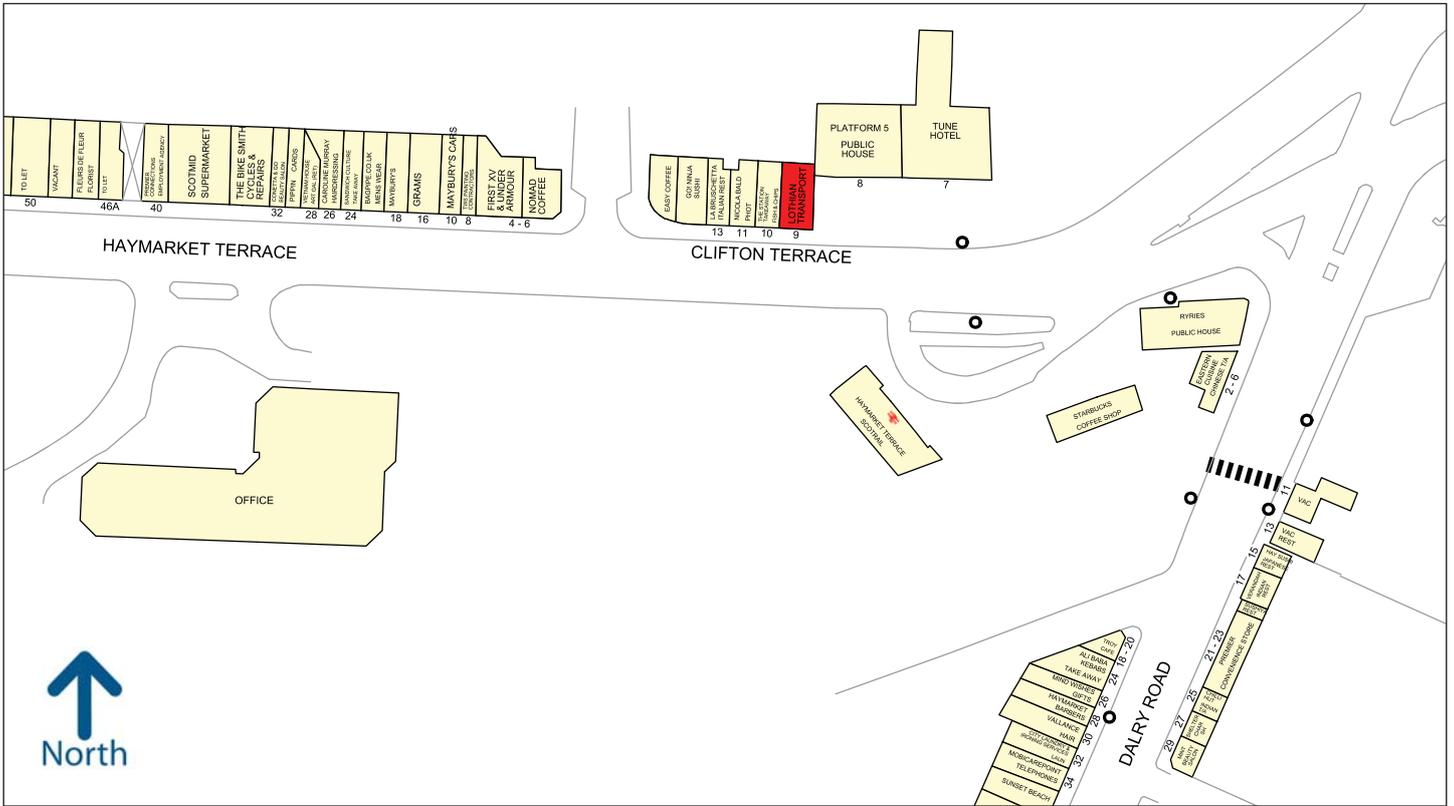
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GP/JH/ED3244

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