ericyoung&co

Retail

experience ■ judgement ■ service

TO LET

Prominent Retail Unit

22 Bread Street
Edinburgh EH3 9AF

LOCATION

Edinburgh is Scotland's capital city, with a population of approximately 480,000 and an estimated catchment of 1.5 million.

Bread Street is located in the city centre and forms a link between Lothian Road and the Grassmarket. Princess Street and the Edinburgh Exchange District are both within a 5 minute walk. The local area comprises strong mix of office, retail and leisure properties which are occupied by both national and local occupiers.

The subjects are situated on the west side of Bread Street near it's junction with Lothian Road and Morrison Street. Nearby retailers include **Starbucks, Pret a Manger, Odeon Cinema, Byron Burger, Hilton Doubletree Hotel** and **Medusa Hairdressing.**

ACCOMMODATION

The subjects comprise a ground floor and basement unit which we calculate to extend to the following approximate net internal areas:

Gross Frontage	32 ft 9 ins	(10 m)
Net Frontage	25 ft 3 ins	(7.71 m)
Shop Depth	81 ft 5 ins	(24.82 m)

Ground Floor	1,803 sq ft	(167.49 sq m)
Basement	319 sq ft	(29.63 sq m)
Total	**2,122 sq ft**	**(197.13 sq m)**

LEASE

The subjects are available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

Offers in excess of **£32,500 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 **£29,700**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£13,840**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

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 ingoing 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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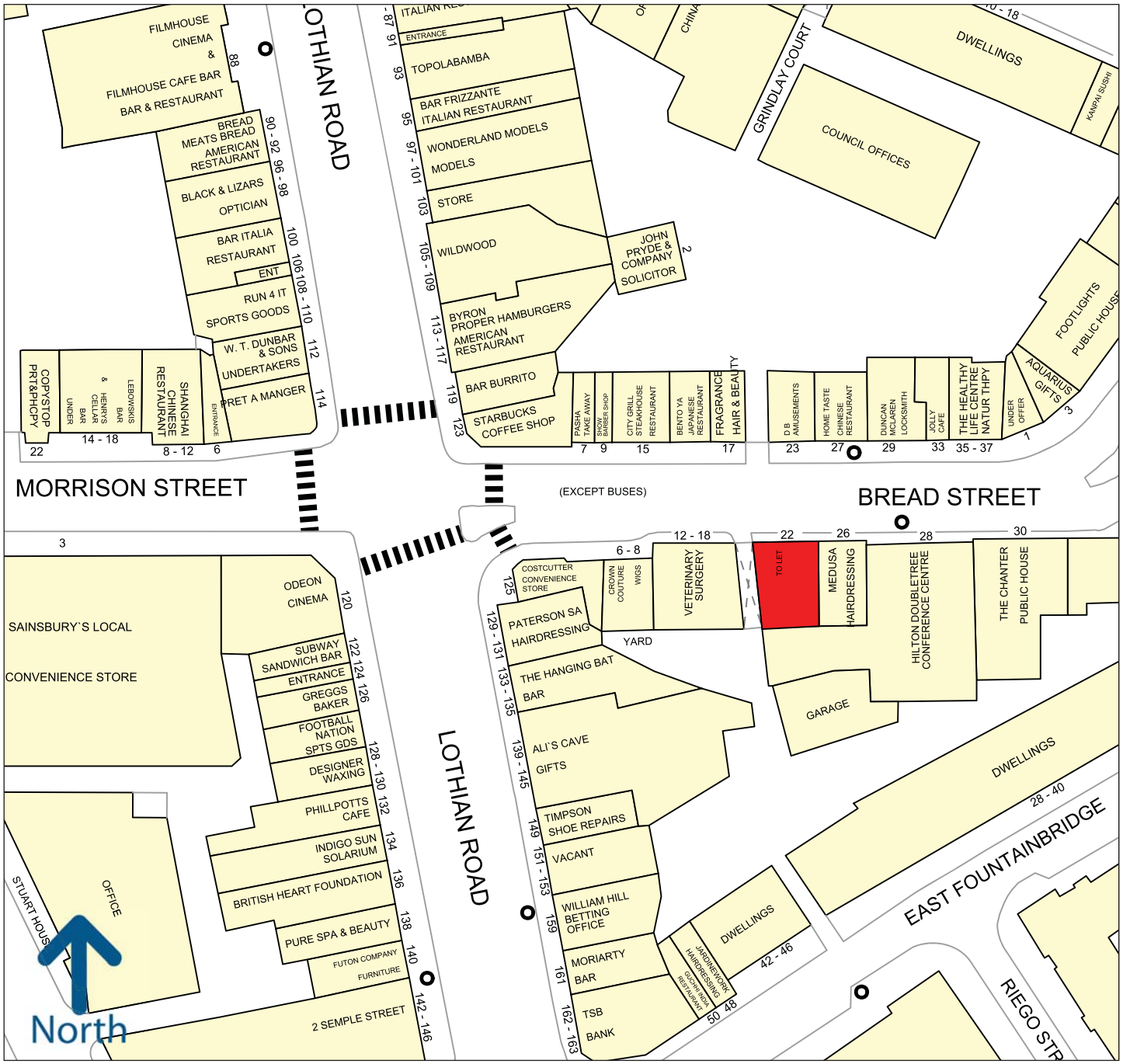
See our website for all available properties:

www.eyco.co.uk



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