



TO LET

167-171 Portobello High Street, Portobello, Edinburgh, EH15 1EU

- ✔ Prime retail unit in the centre of Portobello's desirable high street
- ✔ Benefits from extensive retail frontage
- ✔ Approximate Net Internal Area 108.9 sq m (1,137 sq ft)



ALLIED SURVEYORS SCOTLAND

LOCATION

Portobello is a highly sought-after suburb of Edinburgh situated approximately 5 miles east of the city centre.

Its popular beach front promenade and mixture of independent and national retailers on its High Street make it a popular daily destination for shoppers and commuters.

The property is located on the south side of Portobello High Street, close to the junction of Brighton Place and Bath Street.

Nearby commercial occupiers include Greggs, Boots, Bross Bagels and La Favourita.

DESCRIPTION

The subjects comprise of a retail unit arranged over ground floor set beneath a flat felt roof with a timber framed shop front benefiting from an extensive glazed frontage.

Internally, the premises, with vinyl floor coverings and new LED lighting, offers a wide front shop area with potential to fully utilise the trio of windows fronting the high street. There is further retail space to the rear whilst a set of steps to the left of the main entrance lead down to a storage and staff area.

There is also a small kitchen and WC.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

108.9 sq m (1,137 sq ft)

RENT

Rental offers over £22,500 per annum are invited.

TERMS

The premises are made available on a new full repairing and insuring (FRI) lease.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is pending.

A copy of the recommendation report is available on request.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £16,300 effective 1st April 2017. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains electricity and water.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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