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SCOTLAND**

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RETAIL PREMISES FOR SALE

19 Waterloo Place, Edinburgh, EH1 3BG

- ✔ Attractive, ground floor retail unit in Edinburgh's Waterloo Place
- ✔ 150m from the east end of Princes Street/Leith Street
- ✔ Close to the new St James Quarter
- ✔ Approximate net internal area of 92 sq m (995 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The subject is located immediately adjacent to Regent Bridge on the north side of Waterloo Place, approximately 150m from its junction with Leith Street and Princes Street.

It is an extremely busy thoroughfare often bustling with tourists and commuters due to its close proximity to Princes Street. The new St James Quarter has added to this drawing significant footfall to the city's east end.

Nearby occupiers include Travelodge (immediately adjacent), Apex Hotel, Pepp and Fodder as well as the Scottish Government's St Andrew's House.

There is an abundance of public transport in the area with metered car parking available nearby too. Waverley Station is within a comfortable walking distance.

DESCRIPTION

The subjects comprise a double windowed, ground floor retail unit contained within a four-storey, end-terraced Georgian building.

It is a category A-listed building set beneath a mixture of pitched and slated roofs. There are a further four storeys below the subject leading down into Calton Road.

Internally, the property is largely open plan with a small kitchenette, WC and staff room. A beauty room has also been fitted.

The premises is currently laid out as a hair salon but, equally, would lend itself to traditional retail uses. It further benefits from the six large window openings to the rear and side elevations which provide excellent natural daylight.

ACCOMMODATION

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

92 sq m (995 sq ft).

Iain W. Mercer BA, AssocRICS
Director of Commercial Agency (East)
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PRICE

Our client is seeking offers over £440,000 for the heritable interest in the property.

VAT

We understand the property is not elected for VAT.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £19,500 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 connected to all mains supplies.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is available on request.

LEGAL COSTS

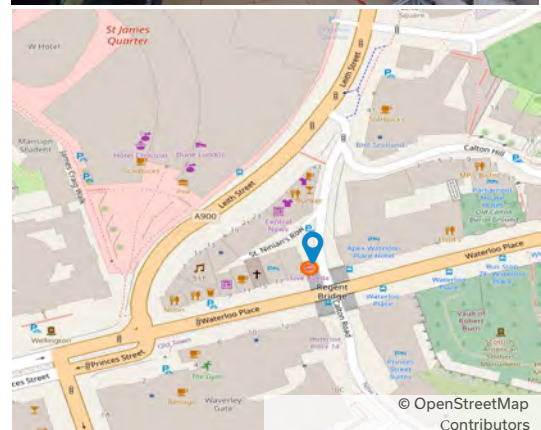
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

VIEWING AND FURTHER INFORMATION

By contacting the sole selling agent:

Bernadetta Majewska BSc (Hons)
Graduate Commercial Surveyor
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