



**ALLIED
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SCOTLAND**

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FOR SALE

72 Thistle Street, Edinburgh, EH2 1EN

- ✔ Rarely available prime retail premises
- ✔ Located in the heart of Edinburgh's historic New Town
- ✔ Benefits from a striking triple window frontage with large, usable basement
- ✔ May suit alternative uses (subject to planning)
- ✔ Offers over £440,000 (VAT not applicable)

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



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LOCATION

Thistle Street is located in the heart of Edinburgh's UNESCO World Heritage New Town and comprises shops, restaurants, bars and residential dwellings.

The subjects are located on the south side of the street at the corner of Thistle Street South West Lane and bordered by Frederick Street to the west and Hanover Street to the east.

George Street and Princes Street are both within a short walk of the subjects with tram, bus connections and metered car parking available.

Nearby occupiers include The Bon Vivant, Fisher's Restaurant, Café Marlayne, Thistle Street Bar and various other retailers.

DESCRIPTION

The subjects comprise a corner retail unit arranged over ground and basement of a three storey and basement stone-built tenement. This category B-listed building is contained beneath a pitched and slated roof with an extension to the rear covered by a flat roof. The adjacent property is commercial in nature with residential to the upper floor serviced by a common stairwell located in the centre of the block.

Internally, the ground floor provides a front sales area, back sales and a bespoke glass framed staircase leading to the basement. The existing glass display cabinets are of bespoke design and may suit an ingoing occupier. The front shop benefits from a striking triple frontage whilst there are further window openings in the rear of the shop.

The basement provides functional space for an office, kitchenette and storage. Within the common stairwell there is a store cupboard.

ACCOMMODATION

According to our recent measurement survey we calculate the approximate net internal area to be as follows:

	Sq M	Sq Ft
Ground	62.24	670
Basement	55.29	595
Total	117.56	1,265
ITZA	58.45	629

PRICE

Offers over £440,000 are invited.

Our client's heritable interest in the subjects is being sold with the benefit of vacant possession.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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TENURE

Heritable (Scottish equivalent to English freehold).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £19,900 effective 1st April 2023. The uniform business rate for the current year is £0.498 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. An air conditioning unit serves the ground floor whilst electric heaters are in the basement.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating is pending.

VAT

We understand VAT is not applicable.

ANTI-MONEY LAUNDERING

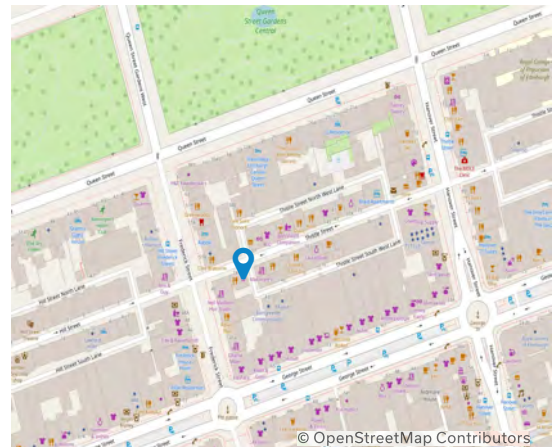
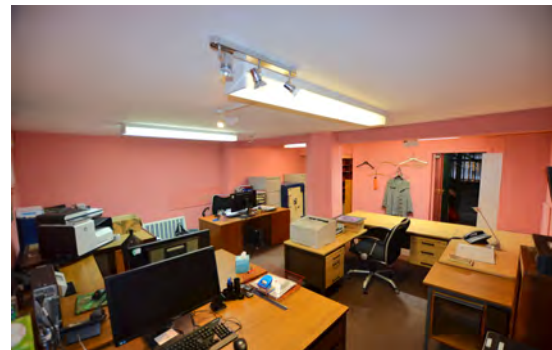
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any LBTT or VAT due thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



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