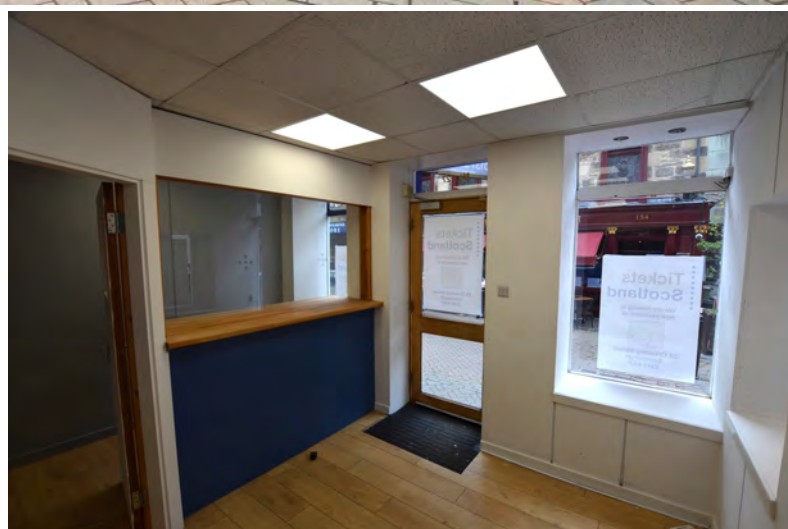




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 @AlliedEdinburgh
www.alliedsurveyorsscotland.com



TO LET

127a Rose Street, Edinburgh, EH2 3DT

- ✔ Prime retail unit located in the heart of Edinburgh city centre
- ✔ Occupies an end of terrace pitch close to Castle Street
- ✔ Close to independent, local and national retail brands
- ✔ Suitable for a wide range of Class 1A uses
- ✔ Extends to an approximate net internal area of 46.45 sq m (500 sq ft)

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



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LOCATION

Edinburgh is Scotland's capital city and a financial and economic hub with a resident population exceeding 500,000.

Rose Street is a city centre pedestrianised thoroughfare running parallel to Princes Street and George Street. The subjects are situated on the north side of Rose Street, directly opposite The Kenilworth public house, close to its junction with Castle Street.

There is a range of independent and national retailers, bars, cafes, restaurants and office occupiers all in close proximity. Occupiers include Greggs, Tiso, Timpson, Rogerson Shoes and a number of independent jewelers.

DESCRIPTION

The premises comprise a B-listed, end of terrace double windowed shop unit arranged over ground and basement levels. A separate flat is to the upper level.

The shop is currently partitioned but these could be removed to provide open plan retail space. To the rear is tea prep and WC.

There is a basement however hatched access is currently obscured due to the floor covering.

ACCOMMODATION

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

46.45 sq m (500 sq ft)

RENT

Our client is seeking rental offers of £20,000 per annum to grant a new lease on full repairing and insuring terms.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £13,600 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is C.

LEGAL COSTS

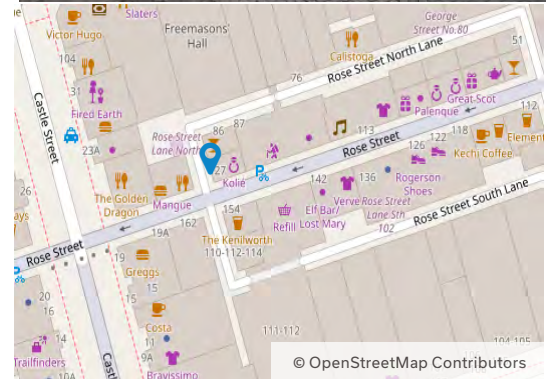
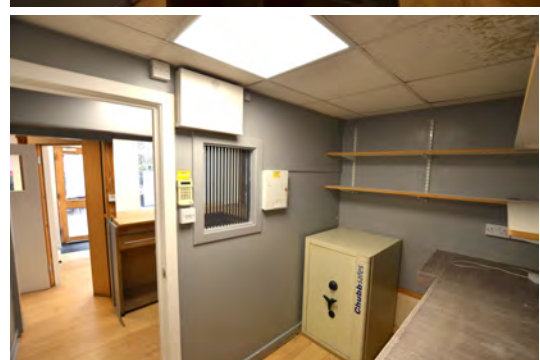
Each party shall bear their own legal costs with the ingoing tenant liable for any Registration Dues or LBTT thereon.

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.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

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