

PROMINENT RETAIL UNIT TO LET

8 HOME STREET
EDINBURGH
EH3 9LY

Location

Edinburgh is the capital city of Scotland benefiting from a resident population of circa 500,000 persons and a catchment in excess of 1.5 million persons within a 5 mile radius.

The property occupies a prominent position on the west side of Home Street near to its junction with Earl Grey Street. Nearby retailers are a good mix of multiple and local traders to include Omnicare, First Mortgage, HEX, Subway, Shelter and The Cameo Cinema.

Areas & Dimensions

From our measured inspection the property extends to the following areas and dimensions:

Gross Frontage:	18' 1"	(5.51 m)
Net Frontage:	15' 11"	(4.85 m)
Ground Floor:	617 ft ²	(57.32 m ²)
Basement:	609 ft ²	(56.57 m ²)

Total: 1,226 ft² (114 m²)

Lease Terms

The property is offered to the market on the basis of a new lease for a period to be agreed incorporating regular upward only rent reviews.

Rent

Rental offers in excess of £19,000 per annum are sought.

Rates

The property is entered in the Valuation Roll as follows:-

Description:	Shop
Rateable Value ('18/'19):	£10,600
Rates Payable ('18/'19):	£5,088



Energy Performance Certificate

A copy of the Certificate can be provided upon request.

Date of Entry

The property can be available with effect from the 29th November 2018 or such other alternative date to be negotiated.

VAT

All terms are quoted net of VAT where applicable.

Legal Costs

Each party to be responsible for their own legal costs with the ingoing tenant being responsible for LBTT.

Viewing/Further Information

All appointments to view and further information can be secured through the sole agents:

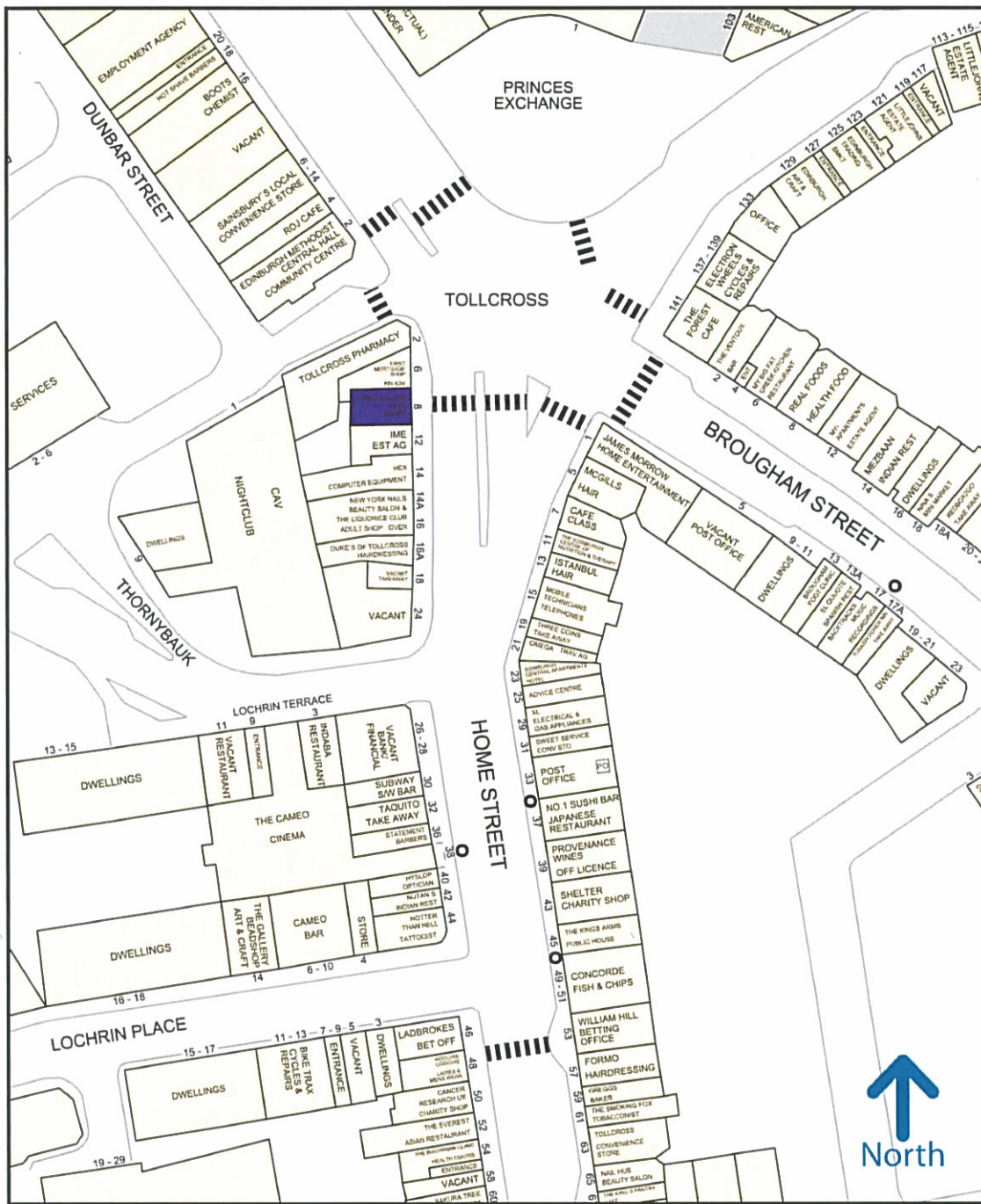
Whitelaw Baikie Figes

Tel: 0141 221 6161

Contact: Gavin Anderson
Email: gavin@wbf.co.uk

Contact: Colette Brough
Email: colette@wbf.co.uk

Location Plan



Details updated 2nd July 2018

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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

- Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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