

CLASS 1A PREMISES

- > LOCATED IN EDINBURGH'S WEST END
- > OFFERS OVER £25,000 PER ANNUM
- > PREMISES EXTENDS TO 106.31 SQM (1,144 SQFT)
- > LARGE GLAZED FRONTAGE ON BUSTLING SECONDARY RETAIL PARADE
- > RARELY AVAILABLE WEST END OPPORTUNITY WITH EXTREMELY HIGH LEVELS OF PASSING TRAFFIC
- > SUITABLE FOR A VARIETY OF USES
- > RECENTLY REFURBISHED TO AN EXCEPTIONAL STANDARD & READY FOR TENANT FIT OUT
- > CENTRAL LOCATION IN CLOSE PROXIMITY TO HAYMARKET TRAIN STATION AND THE NEW 'HAYMARKET EDINBURGH' MULTI USE DEVELOPMENT



TO LET

20 WEST MAITLAND STREET, EDINBURGH, EH12 5EA

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

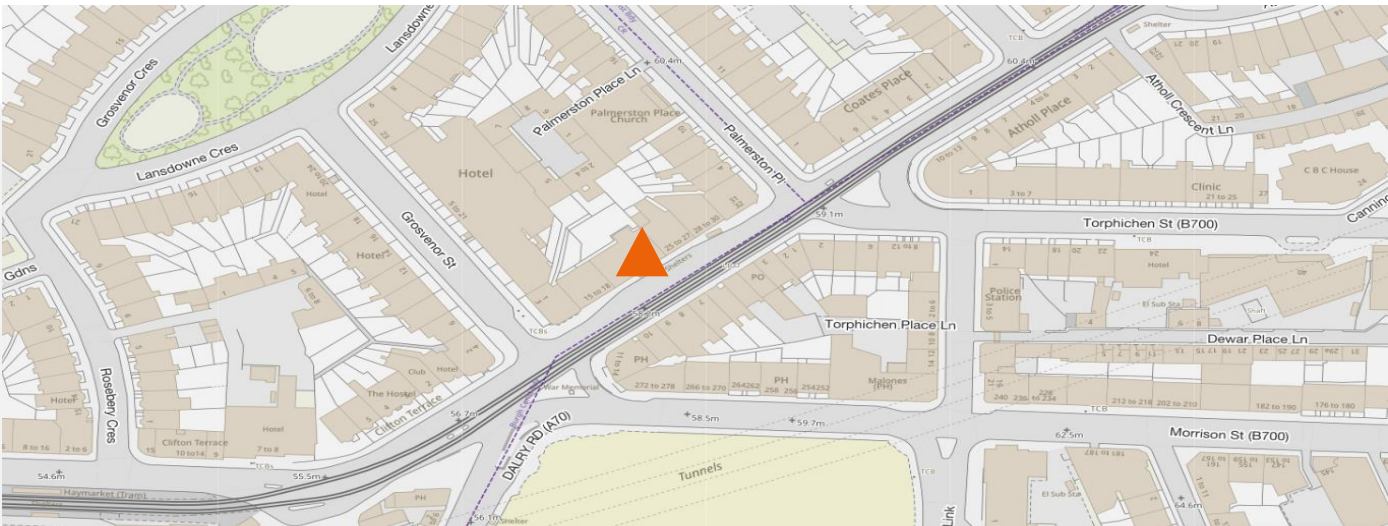
The premises is located east of Palmerston Place within the Haymarket district of Edinburgh block bound by Palmerston Place to the east and Grosvenor Street to the west. The premises benefits from well-connected bus routes linking the West to the City Centre. West Maitland Street is the main vehicular thoroughfare that leads traffic into the city centre from the West. The property is very well connected with a number of prominent bus routes servicing the area, the Tram directly passes the unit & it is a one minute walk from Haymarket Train Station. West Maitland Street is a popular secondary retail parade home to a mixture of national & local occupiers including Boots, the Post Office & Greggs.

DESCRIPTION

The subjects comprise a Class 1A premises arranged over the ground & basement floors of a 4 storey traditional stone building. The premises comprise a bright open plan ground floor retail / office space with a disabled WC to the rear & an extensive basement with a fully compliant stairwell. The property has recently been refurbished to an exceptional standard throughout & ready for tenant fit out. The unit benefits from a double windowed glazed frontage that provides abundant natural light, creating a welcoming and pleasant space .

LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £25,000 per annum.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

| ACCOMMODATION | SqM | SqFt |
|---------------|---------------|--------------|
| Ground floor | 56.33 | 606 |
| Basement | 49.98 | 538 |
| TOTAL | 106.31 | 1,144 |

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are currently being reassessed following completion of the refurbishment.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

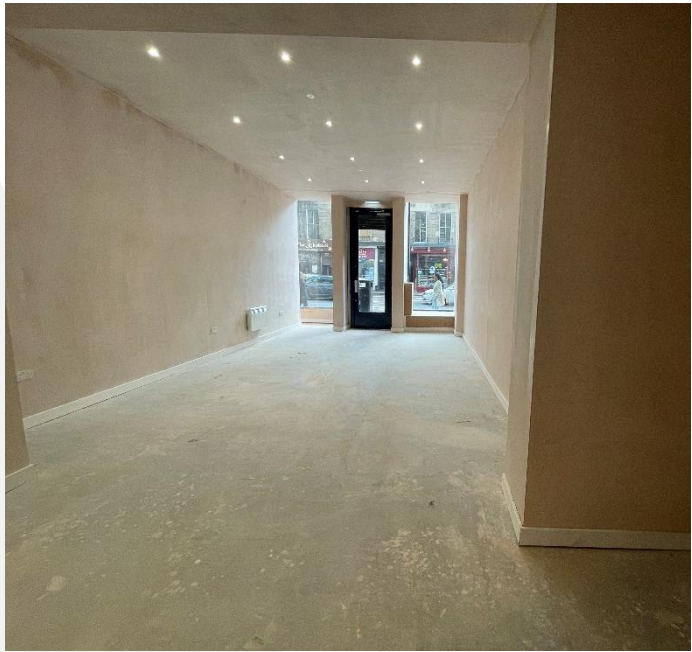
Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

ANTI MONEY LAUNDERING REGULATIONS

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 occupiers. Once an offer has been accepted, the prospective occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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