



Prominent Retail Unit In Edinburgh's West End To Let

Fitted out to an Exceptional Standard

Rent: Offers over £35,000 pa

Ground Floor: 773 sq ft

Location

The subjects are situated in the sought after West End area of Edinburgh's New Town, surrounded by a range of local cafes, bars and shops.

More specifically, the subjects are located on Randolph Place, lying adjacent to Queensferry Street, one of the main arterial routes connecting the New Town to the North of Edinburgh.

Nearby occupiers include [Le Di Vin](#), [Indigo Yard](#), [Bruce Masefield Hair](#), [Ruffians](#), [Cairngorm Coffee](#), and [Timpson](#).

Description

The subject property boasts a wide frontage onto Randolph Place with two large glazed display windows. It comprises ground and basement levels of a three storey traditional stone built tenement building with a pitched and slated roof.

Internally, the subjects comprise an open plan space to facilitate its current use as a kitchen showroom at ground floor with further showroom/storage and office space at basement level. The property is fitted out to an exceptional standard with tiled floors, LED lighting, and an abundance of electrical sockets located throughout as well as gas central heating.

Accommodation

The premises are arranged over ground and basement levels and comprise the following approximate net internal areas:

Ground Floor: 773 sq ft / 71.84 sqm
Basement: 335 sq ft / 31.13 sqm

Lease

The premises are available by way of a new FRI lease.

Rent

Offers in excess of £35,000 pa are invited.

Rates

Rateable Value: £23,000

UBR (2024/25): £0.498

Rates Payable: £11,454 pa

Planning

The premises benefit from having Class 1A consent.

EPC

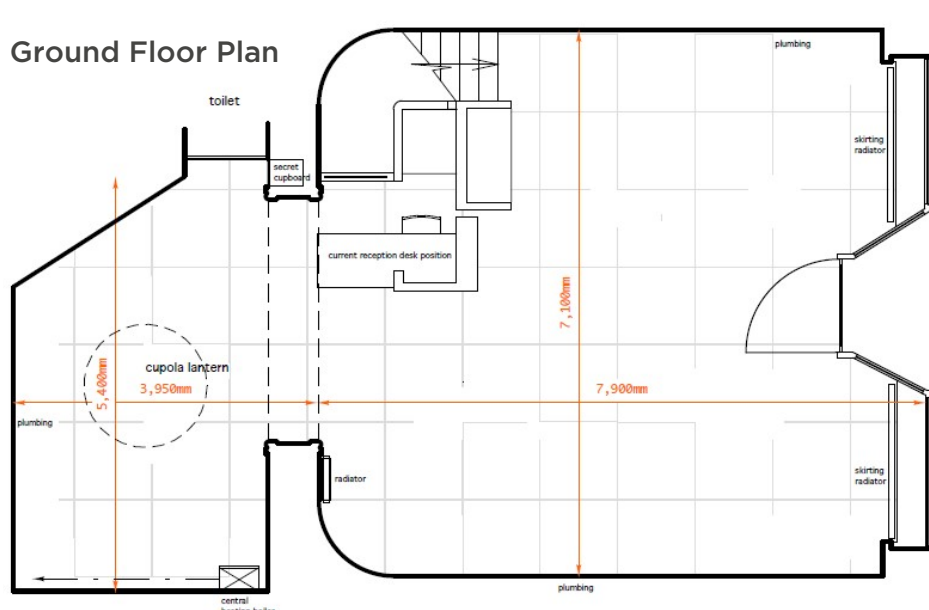
An EPC Report is available on request.

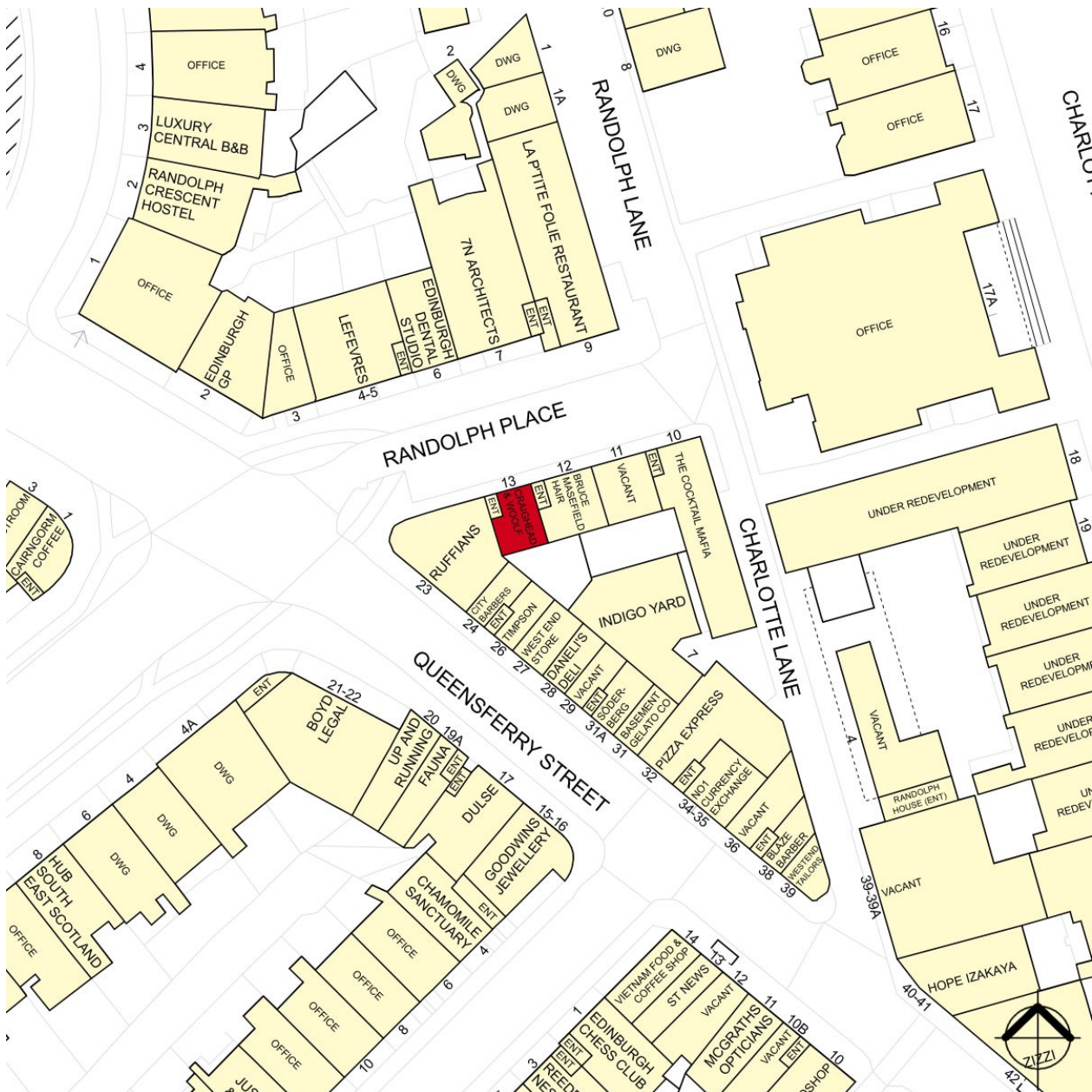
Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.





Viewing strictly by appointment through ORINSEN

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