TO LET / MAY SELL

22 St Stephen Street
Edinburgh EH3 5AL



Prime Retail Unit - To Let / May Sell
*VAT FREE

Rent: Offers Over £12,000 per annum
Price: On Application

Lower Ground Sales: 350 sq ft

Location
Stockbridge is one of the most popular suburbs of Edinburgh, situated less than one mile from the city centre. St Stephen's Street constitutes a high footfall area throughout the day with commuters, local residents and shoppers visiting the busy Stockbridge area.

The subjects occupy a position on the north side of St Stephen Street offering a high end mix of local and national retailers, charity shops as well as a number of thriving independent restaurants, cafés and bars.

Nearby occupiers include Starbucks, The Antiquary, Cullertons Property, Frank Lindsay Hairdressing and Denzil Skinner & Partners.

Accommodation
The premises are arranged over lower ground floor only and comprise the following approximate net internal area:

Lower Ground Sales: 350 sq ft / 32.50 sqm

Rent / Price
Offers in excess of £12,000 pa are invited.
Price on application.

Lease
The subjects are available by way of a new FRI Lease.

Rates
Rateable Value: £8,100
The premises qualify for 100% Business Rates Relief (no rates payable) under the Small Business Bonus Scheme. Each interested party should satisfy themselves on the rates relief with the appropriate authority.

Planning / EPC
The premises benefit from having Class 1A consent. 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 ingoing 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.

ORINSEN

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