TO LET

33b Haddington Place
Edinburgh EH7 4AG



Prominent Retail Unit - To Let

Rent: Offers over £45,000 pa

Ground Floor: 2,046 sq ft

Location

Haddington Place forms part of the top section of Leith Walk, near to the St James Quarter and the city centre. Leith Walk is the main retailing thoroughfare linking the city centre with Leith and benefits from high levels of passing traffic and footfall.

The subject property is situated on the north side of Haddington Place surrounded by a strong mix of local and national operators. Nearby occupiers include The Bethany Shop, Tribe Yoga, Indigo Sun, Brunswick Book Club and Vittoria on the Walk.

Accommodation

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

Ground Floor:	2,046 sq ft / 190.15 sqm
Basement:	1,622 sq ft / 150.74 sqm

Rent

Offers in excess of £45,000 pa are invited.

Lease

The premises are available by way of a new FRI lease for a minimum term of 5 years.

Rates

Rateable Value: £25,000
UBR (2026/27): £0.481
Rates Payable: £12,025 pa

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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Viewing strictly by appointment through ORINSEN

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