TO LET

Unit 4
Waverley Market
Edinburgh EH1 1BQ



Retail Unit - To Let

Rent: On Application

Ground Floor: 1,700 sq ft

Location
Edinburgh is Scotland's Capital with a population of circa 480,000 and an estimated catchment of 1.5m. Waverley Mall occupies a prime retail location at the east end of Princes Street in the city centre, adjacent to Waverley train station. Waverley Mall offers the opportunity to join a strong line-up of High Street retailers already in the mall.

The unit is located in the main section of the mall with nearby occupiers including Sostrene Grene, Starbucks, Greggs and Flying Tiger.

Accommodation
The subjects are arranged over ground floor level and comprise the following approximate net internal area:

Ground Floor: 1,700 sq ft / 158 sqm

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

Rent
On application.

Rates
Rateable Value: £42,100
UBR (2026/27): £0.481
Rates Payable: £20,250 pa

Service Charge
The estimated service charge for this financial year is £31,856.

EPC
EPC Report 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 or our joint agent Green & Partners

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