



## Prominent Retail Unit - To Let

**Rent: Offers over £11,000 pa**

**Ground Floor: 335 sq ft**

### Location

Newington Road sits 1 mile south of the city centre and is one of Edinburgh's principal arterial routes. The subjects benefit from excellent transport links, linking the southside of Edinburgh to The Royal Mile and the east end of Princes Street. The area is a popular residential and shopping location resident to a large student population.

The property is situated on the east side of Newington Road in between the junctions with East Preston Street and Salisbury Road. Nearby occupiers include [Fortitude Coffee](#), [Chest Heart & Stroke Scotland](#), [Matto Pizza](#), [Southpour](#), [101 Bakery](#) and [The Refillery](#).

### Accommodation

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

Ground Floor: **335 sq ft / 31.13 sqm**

### Lease

The premises are available by way of a new FRI lease, subject to vacant possession.

### Rent

Offers in excess of **£11,000 pa** are invited.

### Rates

Rateable Value: **£7,200**

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 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.

# TO LET

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Viewing strictly by appointment through ORINSEN

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