

# TO LET

## GROUND FLOOR RETAIL UNIT

### 177 PORTOBELLO HIGH STREET, EDINBURGH, EH15 1EU

- Situated on a prominent retail pitch on Portobello High Street;
- Established mixed use area;
- Currently benefits from Class 1 consent (Potential for Class 3 subject to planning);
- Extends to a Net Internal Area of 1,050 sq. ft;
- Offers in excess of £22,000 per annum are invited.

**MONTAGU  
EVANS** 

**0131 229 3800**



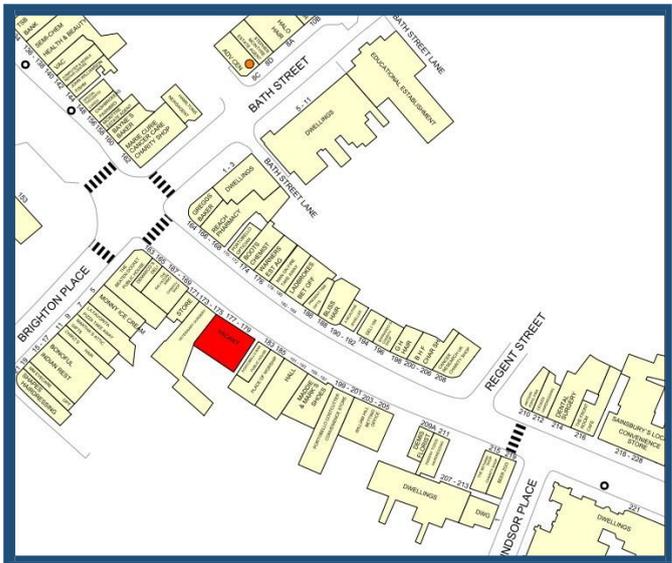
## LOCATION

Edinburgh is Scotland's capital city and main financial/administrative centre, housing the Scottish Parliament and the Scottish Government. Edinburgh has a total population of around 500,000 which extends to 1.3m within the surrounding areas of the Lothians, Fife and the Scottish Borders.

## SITUATION

The property is located on a prominent position on Portobello High Street within the popular suburb of Portobello to the east of Edinburgh city centre. The property is well served by public transport with the City Centre within a 20 minute bus journey. Portobello is a bustling high street particularly in the summer months with the area benefiting from its close proximity to Portobello Beach and Promenade. Restricted on street parking is available on Portobello High Street with some unrestricted parking within the surrounding areas.

The location is home to a mix of national and independent retail and leisure businesses. Some of which include Greggs, Boots, Ladbrokes, William Hill and Portobello Optics in addition to nearby local restaurants and cafes including Skylark, Butternut Squash and the Espy.



## DESCRIPTION

The property is situated at the ground floor level of a traditional three storey sandstone building, with residential above. Externally, the property benefits from a double glazed frontage facing north onto Portobello High Street. Internally, the unit has gas central heating, plastered and painted walls and ceilings throughout with traditional decorative corning. The unit includes spacious main and rear sales areas.

## ACCOMMODATION

We calculate that the property extends to the following Net Internal Areas:

Floor	Size (Sq m)	Size (Sq Ft)
Ground Floor Sales	97.51	1,050
<b>TOTAL</b>	<b>97.51</b>	<b>1,050</b>

## TERMS

The properties are offered To Let on the basis of a new full repairing and insuring lease for a period to be agreed. Rental offers are invited in excess of **£22,000 per annum**.

## LEGAL EXPENSES

Each party will be liable for their own legal expenses, however the tenant will be responsible for Land and Buildings Transaction Tax (LBTT), any registration dues and VAT thereon incurred in connection with this transaction.

## EPC & VAT

The energy performance certificate can be made available upon request.

The unit is not VAT elected.

## RATEABLE VALUE

The current rateable value for the ground floor is **£15,763**. The Scottish Government has fixed the Uniform Business Rates discount for non-domestic properties at £0.48p for the 2018/2019 financial year for properties with a rateable value below £51,000. The rates liability for the subject property is therefore **£7,566**.

The property may qualify for an additional 25% relief under the Small Business Bonus Scheme.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with the sole letting agents:



Conor Scott

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