

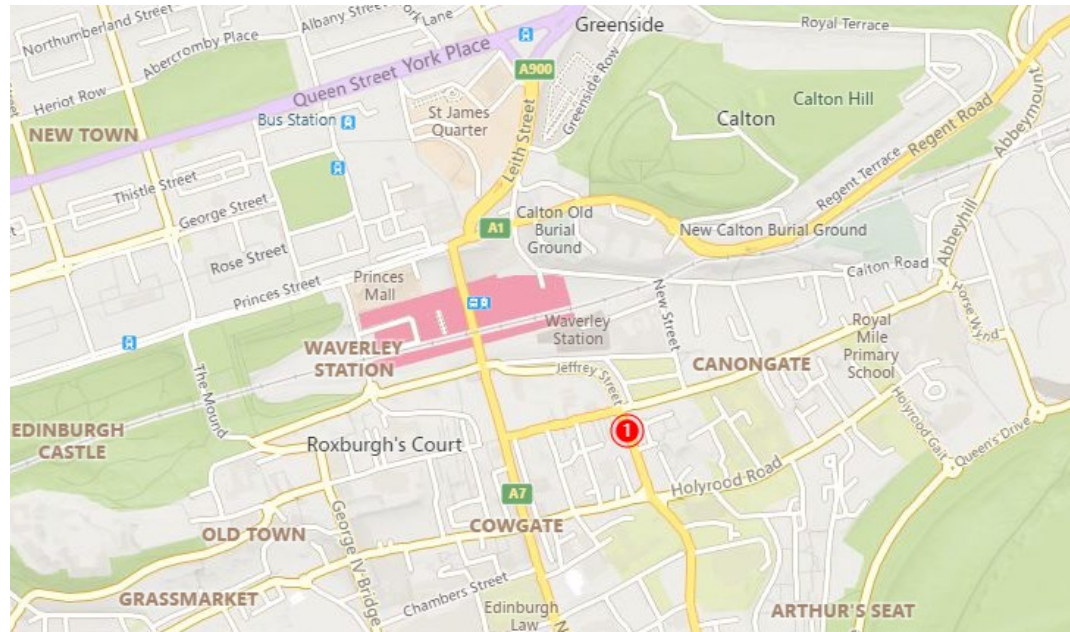
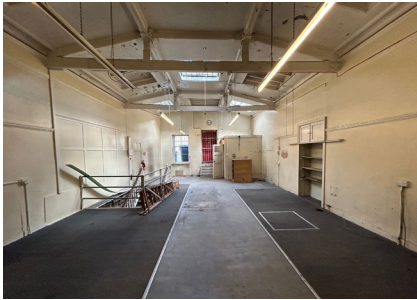
TO LET

RETAIL - LOCATED IN THE HISTORIC EDINBURGH OLD TOWN



10 St Mary's Street
Edinburgh, EH1 1SU

- Ground floor & basement retail unit extending to 257 sqm (2,766 sq ft)
- Prominently situated in Edinburgh's Old Town
- Long term lease preferred (10 years +)
- Suitable for a variety of uses (STP)
- Quoting Rent: £50,000 per annum (exclusive of VAT)



LOCATION

The subjects are located within Edinburgh's Old Town District, approximately 0.5 miles to the south of the city centre. More specifically the property is located on St Mary's Street, which connects the Royal Mile to the Cowgate, Pleasance and Holyrood Road. The property is in close proximity to some of Edinburgh's most popular tourist attractions, therefore benefits from high levels of footfall and vehicular activity.

CONNECTIVITY	MILES
Edinburgh Waverley Train Station	0.4
Edinburgh Castle	0.6
The Royal Mile	0.3
The University Edinburgh	0.6
Holyrood Palace	0.5

DESCRIPTION

The subjects comprise a ground and basement retail unit held within a four-storey mid-terraced traditional stone

tenement held under a pitched and slated roof. The unit benefits from a double display frontage and is accessed via a recessed timber and glazed entrance door.

Internally, the ground floor comprises of an open plan retail area to the front with an additional retail space and toilet facility to the rear. The basement is accessed via a solid wooden staircase located at the rear of the ground floor and consists of storage and kitchenette facilities as well as a further staircase to the main front retail space.

The property is suitable for a variety of business uses (STP)

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following net floor areas:

AREAS / FLOORETC	SQ M	SQ FT
Ground	125.87	1,355
Basement	131.14	1,412
TOTAL	257.01	2,766

RENT

Quoting rent: £50,000 per annum (Exclusive of VAT)

RATES

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £21,900.

LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and the registration dues incurred in this transaction.

EPC

Available upon request

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2023