

TO LET
CLASS 1A

**GRAHAM
SIBBALD**



**78 Queen Street
Edinburgh
EH2 4NF**

- Prominently Situated on the corner of Queen Street & North Charlotte Street
- Benefits from good frontage on busy thoroughfare
- Well presented internally
- Suitable for a variety of uses under Class 1A
- Net Internal Area : 132.55 Sq M (1427 Sq Ft)
- Passing Rent : £30,000 per annum

LOCATION

The subject property is situated within the "Golden Rectangle" section of Edinburgh City Centre. More precisely, the property lies in a prominent location on the south side of Queen Street at the junction with North Charlotte Street.

There is a mixture of both residential and commercial occupiers in the close vicinity to include Knightfrank, Surface Beauty Aesthetics, Panda & Sons and Yotel.

The location map highlighting the approximate location is shown on the appended map.

DESCRIPTION

The subjects comprise a ground floor and basement retail unit as part of a larger 3 storey and attic tenement block surmounted by a pitched and slate roof. The front of the shop projects outward from the building with this section under a flat roof.

Externally the property benefits from a full height single glazed display window offering great natural light with access through the timber framed and glazed recessed entrance door to the right-hand side.

Internally the property is well presented and laid out to provide an open plan sales area/café with w/c facilities to the rear up a half landing.

The flooring is of a suspended timber nature with a laminate overlay, with the walls being a mix of solid and stud with paint finish. Artificial lighting is provided in the main through pendant downlighters.

There is also a basement that runs the length of the unit accessed through a floor hatch to the front of the unit and down a timber staircase that can be utilised for ancillary storage purposes.

The subjects would be suitable for a variety of uses under the class 1a use including retail and financial and professional services.

ACCOMMODATION

The property has been measured in accordance with the RICS code of Measuring Practice 6th edition on a Net Internal Area basis in the order of:

AREAS / FLOOR ETC	SQ M	SQ FT
Ground Floor	68.72	740
Basement	63.83	687
Total	132.55	1427

RATEABLE VALUE

According to the Scottish Assessors Association website we note the current rateable value to be: £21,900.

SAILIENT LEASE TERMS

Rent:	£30,000 per annum exclusive of VAT
Term:	16th November 2018 to 15th November 2028 (therefore approximately 5 years term remaining)
Use:	Class 1a
Rent Review:	16th November 2023 and five yearly thereafter on an upward only basis to Open Market rent
Repairing Obligations:	Full Repairing and Insuring

Our client is looking to dispose of the remainder of their lease by way of assignment.

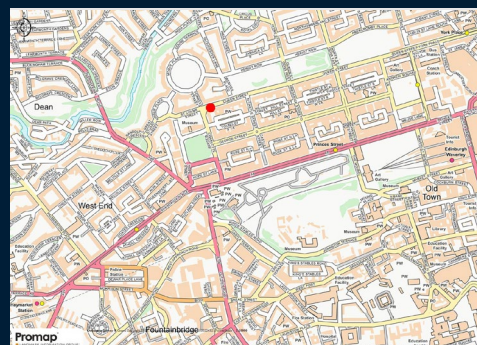
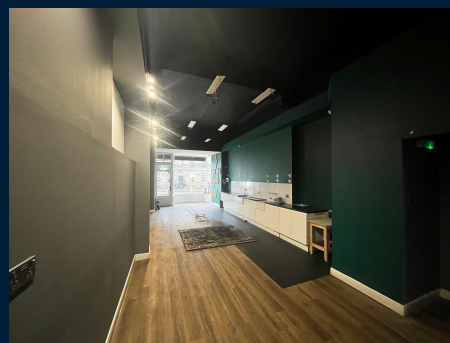
EPC

A copy of the Energy Performance Certificate can be given upon request.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within this transaction. The prospective tenant shall be liable for any registration dues.

We understand that the subjects are elected to tax and therefore VAT is payable upon the rent.



For any queries or to arrange a viewing, please contact —

GRAHAM SIBBALD



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IMPORTANT NOTICE

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6. Date of Publication: October 2023