PRIME RETAIL UNIT

20 FREDERICK STREET EDINBURGH EH2 2JR

LOCATION

The subject property is located on the west side of Frederick Street within the block betwen Princes Street to the south and George Street to the north, and more particularly, between Rose Street and George Street.

Nearby occupiers include Co-operative Food Supermaket, The North Face, Trespass, Laing the Jeweller and Skipton Building Society.

DESCRIPTION

The leased premises comprise a retail unit arranged over ground and basement floors. It has fully glazed frontage onto Frederick Street. The basement accommodation is utilised as a staff and storage area.

ACCOMMODATION

The subjects comprise a ground and basement retail unit coming part of a traditional listed building. The approximate areas extend to:

1st Floor	1,136 sq ft	(105.54 sq m)
Ground	938 sq ft	(87.14 sq m)
Basement	542 sq ft	(50.36 sq m)

There may be scope to lease ground and basement in isolation.

PLANNING

Class 2.

ASKING TERMS

The premises are available by way of a long term Full Repairing and Insuring lease. Any medium to long term lease will provide for upwards only rent reviews at periodic intervals.

TO LET



Rent

Details on request.

RATEABLE VALUE

To be reassessed.

EPC

Full documentation can be provided upon request.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction. The ingoing occupier will be responsible for LBTT and registration dues, if applicable.

VIEWING & FURTHER INFORMATION

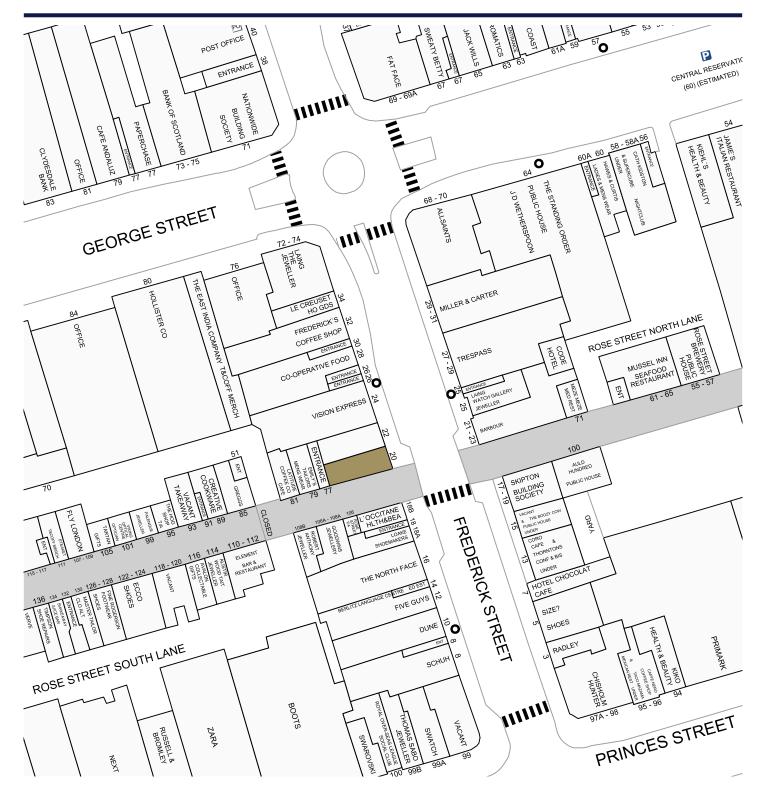
Strictly via the agents:



Alan Stewart 0141 229 5494 alan@brecksutherland.com



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The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. Breck Sutherland for themselves and for the vendors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so. iii) no person in the employment of Breck Sutherland has any authority to give any representation or warranty whatsoever in relation to this property. iv) all prices, rent and premiums quoted are exclusive of VAT at the current rate. v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy. March 2022.

