

# 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 between 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 Supermarket, 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:

**breck** PROPERTY  
CONSULTANTS  
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