

# Ryden

## TO LET

RETAIL UNIT (CLASS 1A)  
70 SQ M (756 SQ FT)



41 THISTLE STREET  
EDINBURGH  
EH2 1DY

BACK ON MARKET DUE TO  
ABORTIVE NEGOTIATIONS

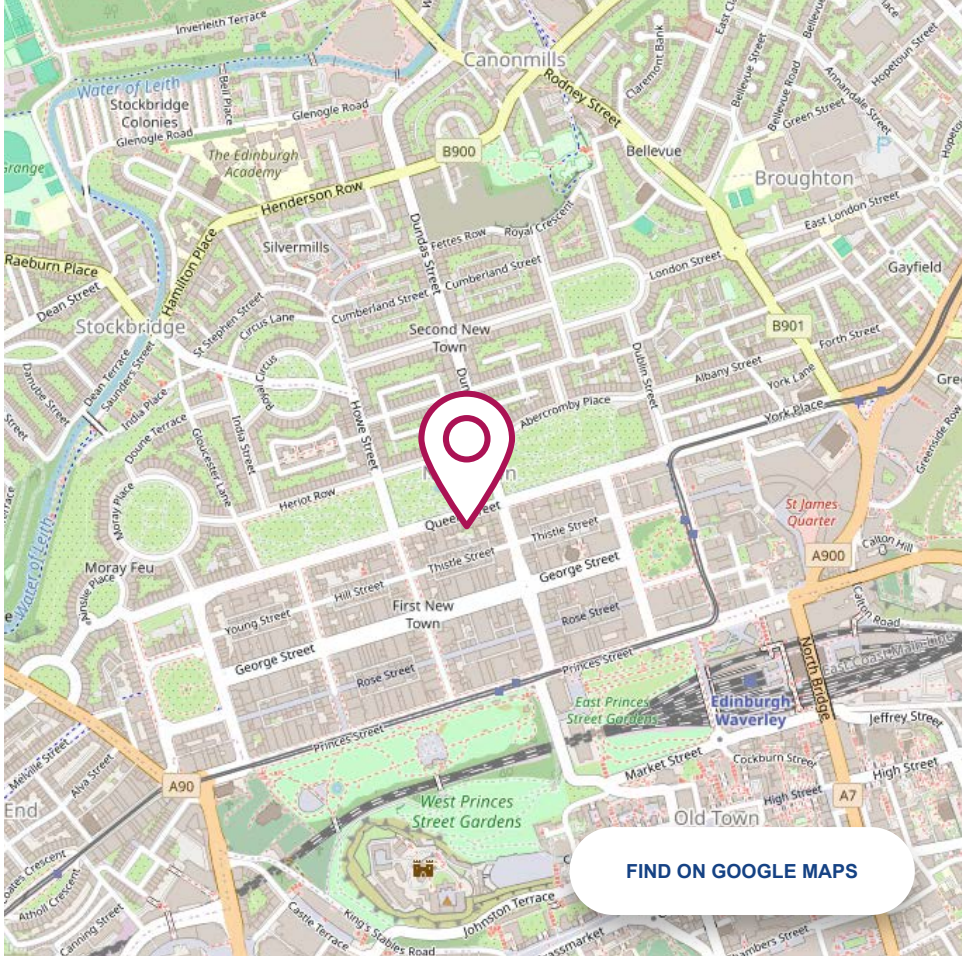
100% RATES RELIEF FOR  
QUALIFYING TENANTS

CITY CENTRE  
INDEPENDANT RETAIL  
AND LEISURE HOTSPOT

LESS THAN 100M  
FROM PRIME RETAIL  
THOROUGHFARE OF  
GEORGE STREET

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## LOCATION

Thistle Street is located in the heart of Edinburgh City Centre close to Hanover Street and comprises restaurants, shops, bars and residential dwellings.

The subjects are in close proximity to public transport being a 10 minute walk to Waverley Railway Station and Edinburgh Bus Station. Thistle Street benefits from metered parking.

The subjects are located on the north side of Thistle Street on the pitch bounded by Hanover Street to the East and Frederick Street to the West. Nearby occupiers include Hendersons, Thistle Street Bar, Craig Banks, 21st Century Kilts, Fishers, Noto, Dusit and Bon Vivant.

## DESCRIPTION

The subjects comprise the ground floor and basement of a traditional Grade B Listed building.

The ground floor retail unit provides bright, open plan trading space at the front and rear (separated by three steps) together with ancillary office and staff areas.

The basement is accessed separately via the tenement stairwell to the side of the unit and provides basic storage space and WC facility.

## ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	55	591
BASEMENT	15	165
<b>TOTAL</b>	<b>70</b>	<b>756</b>

## TERMS

The subjects are available on a new Full Repairing and Insuring lease for a rental of £16,000 per annum.

## EPC

The subjects have an EPC rating of E. A copy of the Certificate is available upon request.

## RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £14,500.

The current UBR (2023/2024) for properties with an RV under £51,000 is £0.498, therefore rates payable will be in the order of £7,221.

The SBBS relief scheme will be tapered from 100% to 25% for properties with rateable values between £12,001 to £15,000. Interested parties should make their own enquiries to the Local Authority.

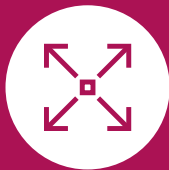
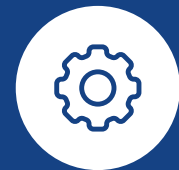
## LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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THOROUGHFARE  
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EDINBURGH  
EH2 1DY**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

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**Ryden**

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **March 2024**

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