

LEASE AVAILABLE

69-73 GREAT JUNCTION STREET
EDINBURGH
EH6 5HZ

Location

Great Junction Street is in the heart of Leith and sits to the north east of Edinburgh city centre. The subjects are prominently situated on the west side of the street, with nearby traders to include Timpson, Greggs and Baguette Express.

Description

The property comprises a ground floor retail unit within a 4 storey sandstone tenement building with residential above.

Accommodation

We would confirm that the property offers the following areas and dimensions;

Grd Floor:	1,238 ft ²	(115 m ²)
Basement:	1,063 ft ²	(98.75 m ²)
Net Internal Area:	2,301 ft ²	(213.77 m ²)

Energy Performance Certificate

An EPC has been commission, further information available on application.

Lease

The property is held on the residue of a 10 year lease expiring 19th March 2025. The passing rent is £25,000 per annum and there is a tenant break option effective 20th March 2020.

Terms

Our clients are seeking to assign their leasehold interest. Alternatively consideration will be given to an under-letting.

Subject to covenant and any relevant consents our client may consider incentives in connection with this disposal.



Archive Photograph

Rating

We understand the property is entered in the Valuation Roll for 2018/2019 as follows:-

Rateable Value: £20,500

Entry

Entry will be upon completion of legal formalities.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by appointment through the sole agents;

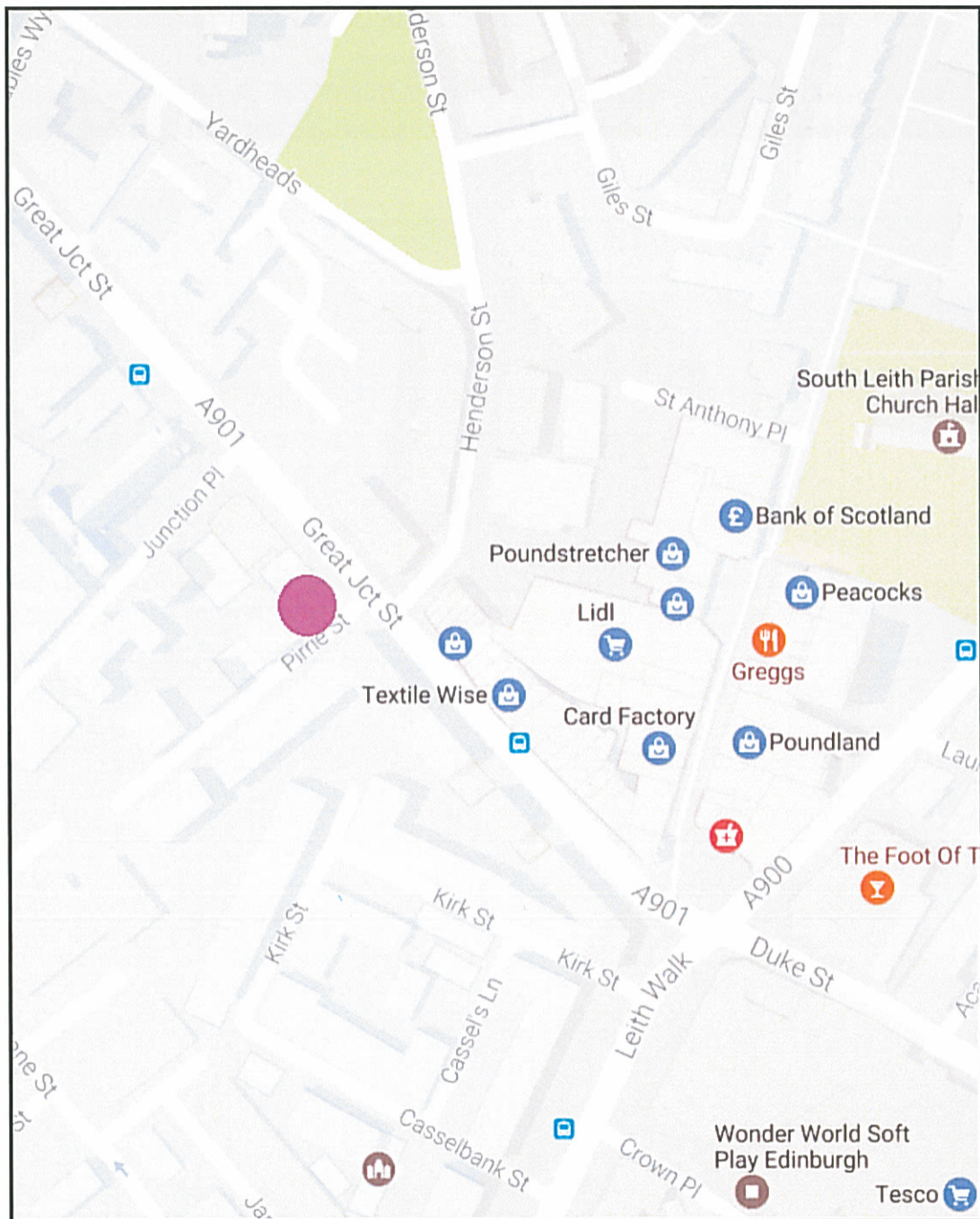
Whitelaw Baikie Figes

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Location Plan



Details updated 10th April 2018

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

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