

TO LET

**89 SHANDWICK PLACE
EDINBURGH
EH2 4SD**

Location

Edinburgh is the capital city of Scotland benefiting from a resident population of circa 500,000 persons and a catchment in excess of 1.5 million persons within a 5 mile radius.

The property occupies a prominent position on the south side of Shandwick Place which links Princes Street with Edinburgh Haymarket. The area benefits from a good mix of uses, with retail, leisure, office and residential all within the immediate area. Adjacent retailers include Ryman, British Heart Foundation together with Sainsbury's Local, Starbucks, Boots and Savers also represented in the immediate location.

Comprising the ground floor of a 4 storey traditional sandstone building, the subjects benefit from full height display windows to the frontage. Internally the subjects have been sub-divided to provide sales area to the front with staff/office accommodation to the rear. There is basement storage accessed via a hatch from the ground floor which is currently utilised for storage purposes.

Areas & Dimensions

From our measured inspection the property extends to the following areas and dimensions:

Gross Frontage:	14' 10"	(4.5 m)
Net Frontage:	12' 2"	(3.7 m)
Ground Floor:	980 ft ²	(91.0 m ²)
Basement:	549 ft ²	(51.0 m ²)
Total:	1,529 ft²	(142.0 m²)



Lease Terms

The subjects are available on the basis of a new full repairing and insuring lease on terms to be agreed. Our clients are seeking a rent in excess of £32,750 per annum exclusive of VAT.

Rating

The subjects are entered into the Valuation Roll as follows:-

Rateable Value ('23/'24): £37,200

Energy Performance Certificate

A copy of the EPC can be provided upon request.

VAT

All terms are quoted net of VAT where applicable.

Legal Costs

Each party to be responsible for their own legal costs, with the ingoing Tenant being responsible for LBTT.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing & Further Information

All appointments to view and further information available from the sole agents:

Whitelaw Baikie Figs

Tel: 0141 221 6161

Contact: Gavin Anderson / Colette Brough

Email: gavin@wbf.co.uk / colette@wbf.co.uk

LOCATION PLAN



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