

**RARE OPPORTUNITY TO ACQUIRE
PRIME UNIT ON THE ROYAL MILE**

**7 HIGH STREET
EDINBURGH
EH1 1SR**

Location

The property is situated in High Street within Edinburgh's historic Old Town, with High Street forming part of the Royal Mile the city's premier tourist district leading from Edinburgh Castle and Holyrood Palace ensuring strong levels of footfall throughout the year. Nearby retailers are a good mix of multiple and local traders to include House Of Cashmere, Elgin Cashmere, The Museum of Childhood, Neon Sheep and a number of other retailers who will be attractive to tourists.

Accommodation

The property offers accommodation over ground and first floors. Following on from our measured inspection we would confirm the property extends to the following areas and dimensions:

Gross Frontage:	20' 9"	(6.32 m)
Net Frontage:	17' 1"	(5.21 m)
Ground Floor:	620 ft ²	(57.58 m ²)
Basement:	700 ft ²	(65.03 m ²)

Lease Terms

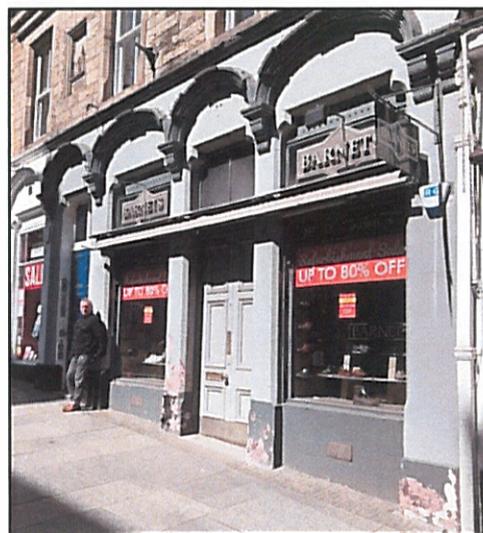
The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed, incorporating regular upward only rent reviews.

Rent

Rental offers in excess of £50,000 per annum exclusive are sought.

Energy Performance Certificate

A copy of the EPC is available upon request.



Rates

The property is entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value ('21/'22):	£35,900

Under current Government Guidelines no rates will be payable until the 1st April 2022.

Legal Costs

Each party to be responsible for their own legal costs, with the tenant being responsible for registration dues and LBTT incurred thereon.

VAT

All terms are quoted net of VAT where applicable.

Entry

Early entry can be provided.

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.

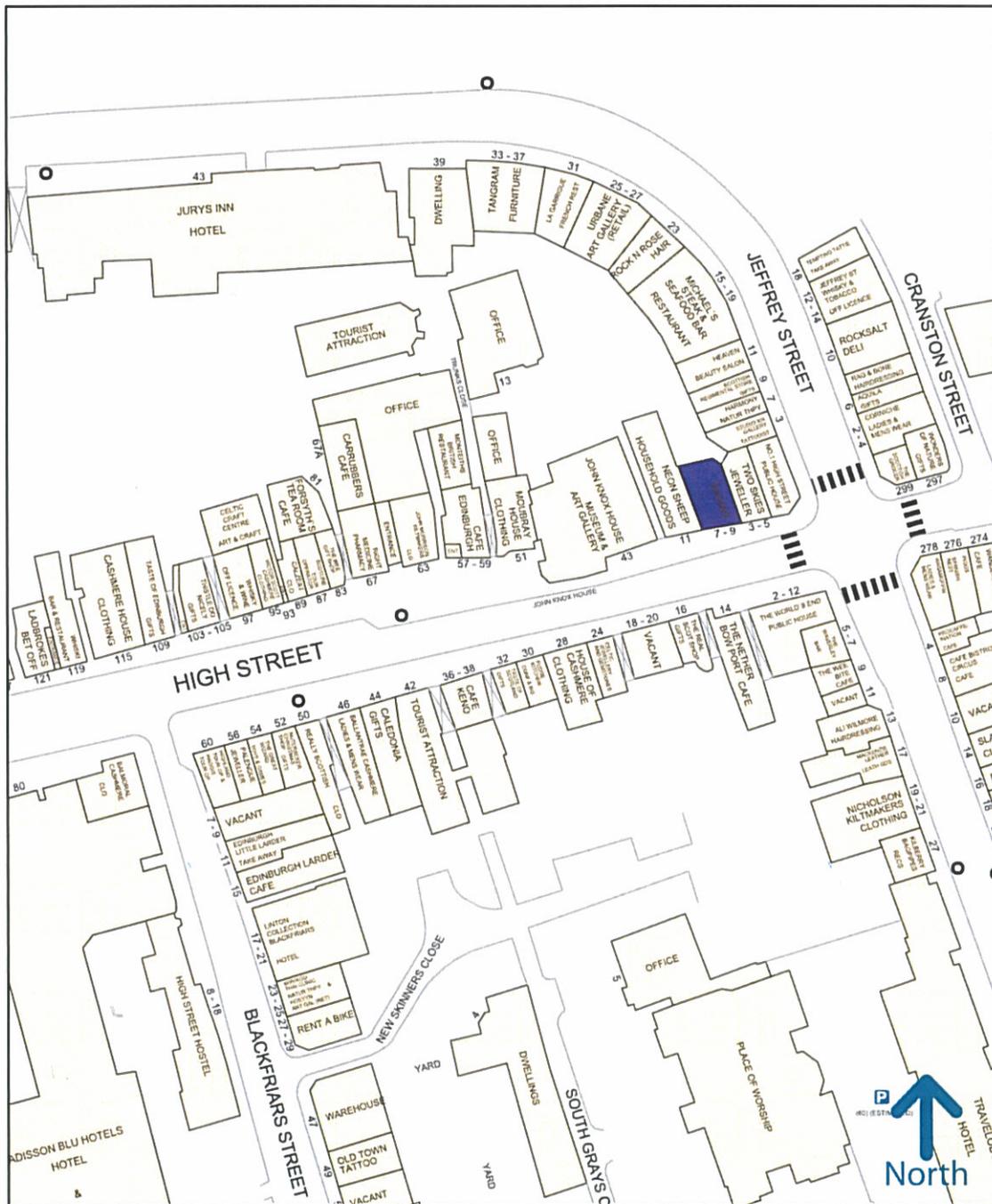
Viewing/Further Information

Strictly by appointment through the sole agents.

Contact: Gavin Anderson

Email: gavin@wbf.co.uk

LOCATION PLAN



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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.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they 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.
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- iv) all prices, rents 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.