

# TO LET

ATTRACTIVE NEW BUILD RETAIL UNIT  
119.37 SQ M (1,285 sq ft)

CANAL POINT, LOCHRIN BASIN  
22 WEST TOLCROSS, EDINBURGH EH3 9QW



## LOCATION

The property is prominently situated within the Tollcross area of Edinburgh and benefits from frontage directly on to Lochrin Basin and the Union Canal.

The subjects are located adjacent to Edinburgh Quay and Edinburgh Quay 2 offices, along with numerous other offices within the financial services district. As well as business occupiers, there are a number of new build student accommodation blocks in the vicinity, not least Canal Point situated immediately above the subjects providing accommodation

for 240 students. In addition, there are significant numbers of flats and homes within the immediate vicinity around Lochrin Basin and an increasing number of serviced apartments. The property is ideally located for access to the city centre which is less than 1 mile away with regular buses along Fountainbridge and Tollcross to all parts of the city.



## DESCRIPTION

The property comprises an attractive retail unit with glazed frontage onto Lochrin Basin and the neighbouring walkway linking Tollcross with Fountainbridge. The unit is currently in shell specification allowing an occupier to fit out in their own style. The property also benefits from an outside area to the front of the subjects which would be ideal for outdoor seating.

## ACCOMMODATION

The property extends to a net internal area of approximately 119.37 sq m / 1,285 sq ft.

## LEASE TERMS

New full repairing and insuring leases are available. Additional information and full terms may be obtained via the sole letting agents.

## PLANNING

The property has Class 1 (retail), Class 2 (financial) and Class 3 (restaurant) uses.

## RATING

The rateable value for the newly created retail unit shall be assessed on occupation.

## ENERGY PERFORMANCE CERTIFICATE

As the property is in shell specification, it will be required to be assessed upon completion.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Stamp Duty Land Tax (SDLT), registration dues and any VAT payable thereon.

## VIEWING

For further information or to arrange a viewing, please contact the sole letting agents:

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