

# TO LET

## RETAIL UNIT

95.6 sq m (1,030 sq ft)

2 ST. STEPHEN PLACE  
EDINBURGH EH3 5AJ



- **PROMINENT CORNER RETAIL UNIT**
- **AVAILABLE FROM JANUARY 2020**
- **1,030 SQ FT**
- **EPC RATING: D**
- **FUNCTIONAL YET QUIRKY LAYOUT**

### LOCATION

2 St Stephen Place is in the heart of Stockbridge some 200 yards along St Stephen Street, off North West Circus Place. Stockbridge has become a thriving retailing community with a number of national and independent retailers along with the weekly Stockbridge Farmers Market.

### DESCRIPTION

The subjects comprise of a ground and lower ground floor retail unit on a prominent corner position. The property is a 4 storey traditional sandstone tenement, which benefits from a partial glazed frontage to both St Stephen Place and St Stephen Street.



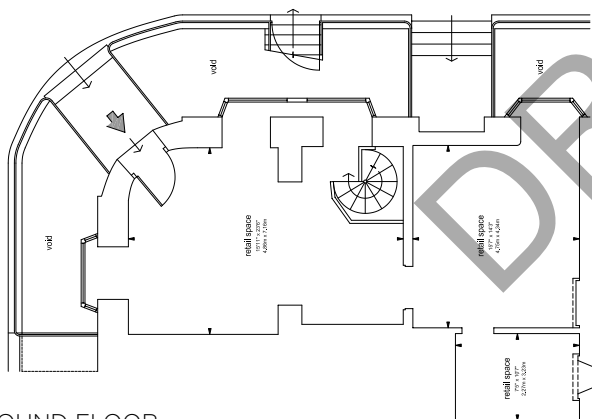
## ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area extends to approximately:

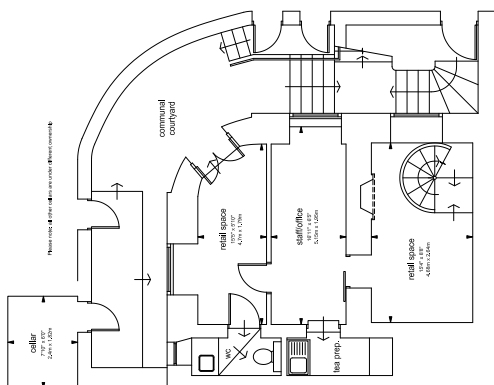
Basement	30.8 SQ M	332 SQ FT
Ground Floor	64.8 SQ M	689 SQ FT
TOTAL	95.6 SQ M	1,030 SQ FT

The property also benefits from a cellar store of 4.4 SQ M (47 SQ FT).

CAD plans and 3rd party transferable floor plans are available on request.



GROUND FLOOR



LOWER GROUND FLOOR

## LEASE TERMS

Our clients are seeking to let this property as a whole on a full repairing and insuring lease for a term to be agreed.

## RENT

Offers over £22,000 pa.

## RATEABLE VALUE

We have been advised by the Local Assessors that the subjects have a current rateable value of:

SHOP: £15,400

## LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however, the ingoing party shall be responsible for any registration dues, LBTT and any other expenses.

## VAT

The property is not elected for VAT, as such VAT will not be charged on the rent.

## ENTRY

Entry with vacant possession can be given from January 2020 following conclusion of legal formalities.

## VIEWING & FURTHER INFORMATION

By contacting the sole agents:

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