

# TO LET

RETAIL UNIT

82 sq m (885 sq ft)

13 RAEBURN PLACE,  
EDINBURGH, EH4 1HU



- **PROMINENT RETAIL UNIT**
- **CLASS 1 PLANNING CONSENT**
- **THRIVING NEIGHBOURHOOD LOCATION**

## LOCATION

Stockbridge is an affluent area of Edinburgh located one mile to the north of the city centre and in close proximity to the New Town and Comely Bank districts of the city. The area has a great mix of retailers, restaurants, bars and cafes. Occupiers include Scran and Scallie, the Raeburn Hotel, Costa, Herbie Delicatessen and Greggs. In close proximity there is also a Waitrose supermarket and a Sainsbury's convenience store.

## DESCRIPTION

The subjects comprise the ground floor double fronted retail unit with rear ancillary accommodation. The subjects make up the ground floor or a 3 storey mid-terraced traditional stone tenement building under a pitched slate roof. The double fronted unit is entered via a glazed entrance to the main sales area. In addition, there is a small staff office area plus tea prep and W.C. The retail unit presents well and has been maintained by the previous tenant. The retail unit also benefits from:

- Intruder alarm
- Fire alarm
- Good natural daylight
- Kitchen and WC facilities
- EPC rating: F



## 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 is not charged on the rent.

## ENTRY

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

## VIEWING & FURTHER INFORMATION

By contacting the sole agents:

**Angus Thomson MRICS**  
angus.thomson@ftlinden.com

**John Morton MRICS**  
john.morton@ftlinden.com

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## ACCOMMODATION

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

Retail Unit	82 sq m	885 sq ft
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## LEASE TERMS

Our clients are seeking to let this property on a new FRI lease for a terms to be agreed.

## RENT

£25,000 per annum.

## RATEABLE VALUE

We have been advised by the Local Assessors that the subjects have a current rateable values of: £23,800.

This would produce an annual rates bill in the region of £11,663.