ftlinden.com

138 ROSE STREET
EDINBURGH
EH2 3JD

TO LET

- **PROMINENT RETAIL UNIT WITHIN HEART OF EDINBURGH CITY CENTRE**
- **PRIME PEDESTRIANISED STREET WITH HIGH FOOT FALL**
- **GROUND AND BASEMENT TOTALLING NIA 730 SQ FT**
- **EPC: A**
- **OFFERS OF £30,000 PER ANNUM INVITED**

Location

Edinburgh, a UNESCO world heritage city, and Scotland's capital city is located approximately 400 miles north of London and 45 miles east of Glasgow. It is a key political, legal and judicial centre and is the second largest financial centre in the UK. The city has a population of approximately 525,000 and a regional catchment of around 1.6 million people. Edinburgh has a diverse economy with more FTSE 100 companies located there than any other city in the UK, outside of London. Edinburgh has a booming tourist industry and one of the fastest growing airports in the UK with over 200 direct routes.

More specifically, the property is located on the south side of Rose Street, in the block bounded by Castle Street and Frederick Street. This is within the heart of Edinburgh's thriving city centre. The subjects neighbours an excellent mix of national and established occupiers including Tiso, Timpsons, Ecco, Rogerson Shoes and numerous bars and restaurants.

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Description

The property comprises an attractive ground floor retail unit of a traditional three storey building of brick construction under a pitch and slate roof. The property has a main ground floor sales area, rear sales, ancillary basement storage and a WC. The property has LED downlighters, vinyl flooring and benefits from security roller shutters.

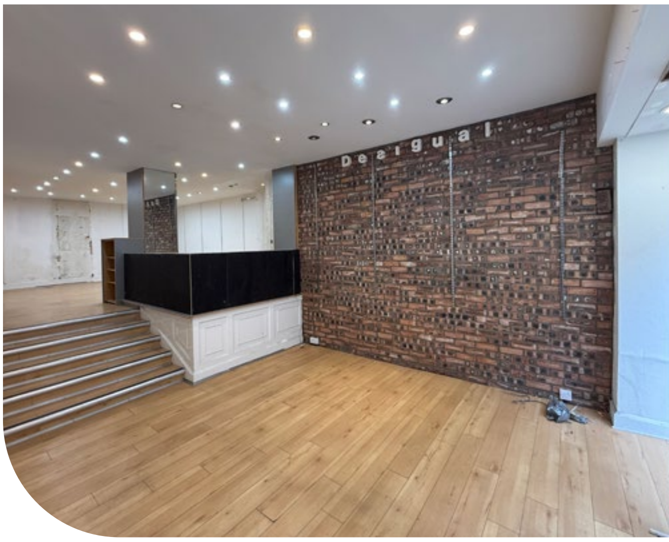
Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate the Net Internal Area to be as follows:

	SQ M	SQ FT
Ground	51.53	555
Basement	16.26	175
Total NIA	**67.79**	**730**

Lease Terms

The property is available on full repairing and insuring terms for a minimum of 5 years.



Rent

Offers of £30,000 per annum exclusive of VAT are invited.

Rateable Value

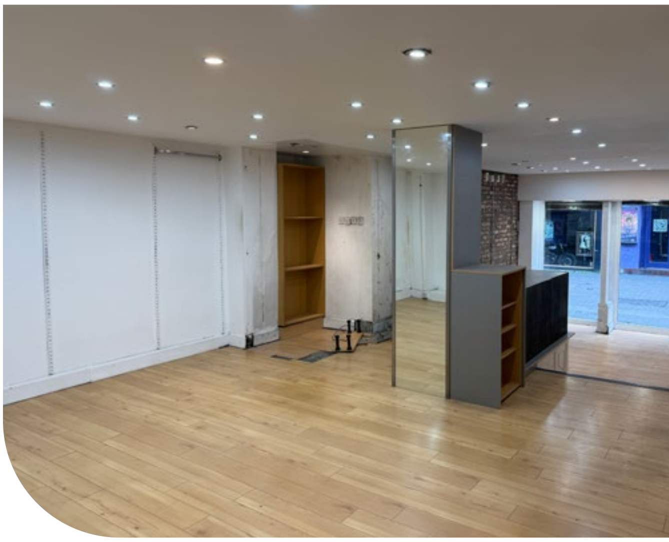
We are advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2026 is £28,500. Based on the basic property rate of 48.1p, this will result in an estimated rates liability in 2026/2027 of £13,709. Each new occupier has the right of appeal against this figure.

EPC

Can be provided to interested parties.

Date of Entry

By arrangement.

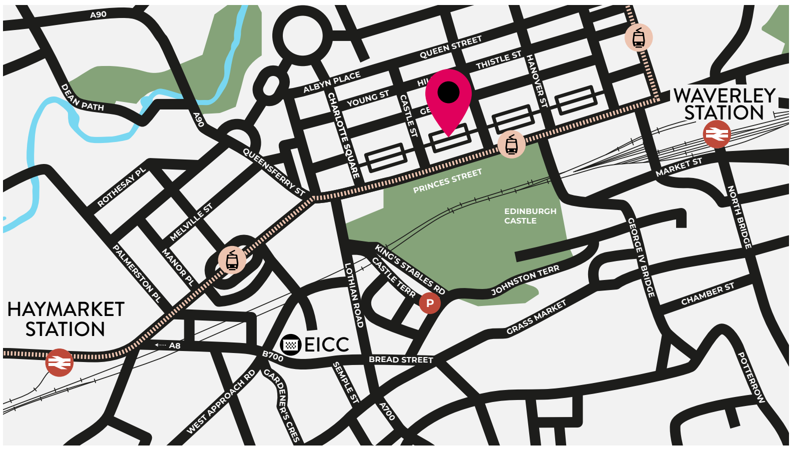


Anti-Money Laundering

Under HMRC and RICS regulations, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers / tenants and vendors / landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

Legal Costs

Each party shall be responsible for their own costs; however, the ingoing tenant shall be responsible for any registration dues, Land and Buildings Transaction Tax (LBTT) and any VAT payable thereon.



Viewing & Further Information

Strictly by contacting the sole agents:

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