

## TO LET SHOP / OFFICE PREMISES

13 FREDERICK STREET, EDINBURGH, EH2 2EY



- PROMINENT CITY CENTRE PITCH
- CLOSE TO JUNCTION WITH PRINCES STREET
- CLASS 1 / CLASS 2 CONSENT
- SHORT LEASE AVAILABLE

### Location:

Attached is a Goad extract showing the premises marked in red.

Frederick Street is an established multiple shopping location in the heart of the city centre close to Princes Street. Retailers confidence is evidenced by new lettings in the locality including Brand Shop, Size? and Radley handbags. This compliments existing fashion concerns such as Dune, Trespass Outdoor Wear and Schuh. Primark will be opening a new store in 2012.

### Description:

A self contained retail property forming part of a traditional stone built block. Planning consent is in place for both retails and office use including complimentary businesses to existing fashion business in the locality.

The premises are accessed off a shared lobby to a bright and open plan retail space. Behind a structural wall there is a back shop area with kitchen / staff area and WC's. Layout plans are available.

### Accommodation:

We assess the areas as follows:

Gross Frontage	9.83m	(32 ft)
Front Sales Area	57.90 sq m	(623 sq ft)
Back Shop	32.43 sq m	(349 sq ft)
<b>Total</b>	<b>90.33 sq m</b>	<b>(972 sq ft)</b>

### Planning:

We are advised that the property benefits from Class 2 consent, permitted change to Class 1 (Retail). We recommend that any further enquiries regarding the planning be directed to the local Planning Authority.

### Assessment:

From the Scottish Assessors website we note that the subjects have a rateable value of £48,000. An incoming occupier is entitled to appeal this figure.

### Lease:

The property is available on a short or long lease. It is envisaged that there would be restricted repairing liabilities.

### Rental:

Offers in the region of £40,000 pa.

### VAT:

We are advised that the subjects are not registered for VAT.

### Legal Costs:

Each party will be responsible for their own legal costs involved in this transaction. The tenant will be responsible for any stamp duty and registration dues incurred.

### Entry:

Immediate.

### Viewings & Further Particulars:

Apply Sole Letting Agents.

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### Details prepared:

October 2011.



#### MISREPRESENTATION

Links CPC LLP give notice to anyone who may read these particulars as follows

1 These particulars are prepared for the guidance only of prospective tenants or purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.

2 Any information contained or referred to herein (whether text plans images) is given in good faith but should not be relied upon as being a statement of representation of fact.

3 Nothing in these particulars shall be deemed to be that the property is in good condition, or otherwise, nor that any services or facilities are in good working order.

4 The images appearing in these particulars show only certain parts of the property at the time when the images were taken. Certain aspects may have changed since the images were taken and it should not be assumed that the property remains precisely as displayed in the images. Furthermore no assumptions should be made in respect of parts of the property which are not shown on the images.

5 Any areas, measurements or distances referred to are approximate.

6 Where there is reference in these particulars to alterations being carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters should be checked by an intended tenant or purchaser.

7 Descriptions of property are subjective and the descriptions herein are given in good faith as an opinion and not as a statement of fact.