

TO LET SHOP PREMISES

116 WEST BOW, EDINBURGH, EH1 2HH



- HISTORIC "OLD TOWN" LOCATION OVERLOOKING GRASSMARKET
- WITHIN WORLD HERITAGE SITE
- WOULD SUIT FASHION OR GIFT RETAILING

Location:

The subject is located on the east side of West Bow and forms part of the historic Grassmarket area which contains a rich variety of retailers, restaurants, cafes and pubs. West Bow / Victoria Street connects Grassmarket to George IV Bridge. Attached is a Goad street plan and city centre map.

West Bow, the Grassmarket and Victoria Street contain a wide variety of specialist boutique retailers including Long Tall Sally, Walker Slater, Clarkson's Jeweller, Maison Bleu and Auld Jock's Pie Shop. The area benefits from a destination driven footfall, in addition the location also attracts business from passing trade and high numbers of visitors to the historic "Old Town".

Description:

The subject property consists of a traditional single windowed ground floor shop unit, forming part of a five storey stone built block, with the upper floors being occupied as residential flats. The premises benefit from a prominent frontage that overlooks the Grassmarket.

Internally, the property provides an open plan sales area with a WC apartment and tea prep to rear.

Accommodation:

We assess the area as follows:

| | | |
|-------------------|------------|-------------|
| Gross Frontage | 4.43 m | (14.6 ft) |
| Net Frontage | 3.12 m | (10.3 ft) |
| Ground Floor Area | 32.89 sq m | (354 sq ft) |

Planning:

We understand that the property benefits from Class 1 (Retail) planning consent and is Category B listed.

We recommend that any enquiries regarding planning issues be directed to the Local Planning Authority.

Assessment:

From the Scottish Assessors website we note that the subjects have a rateable value of £8,800.

Due to Small Business Bonus Scheme the undernoted levels of rates relief could apply.

| | |
|--|------------------------------|
| Combined rateable value (RV) of all business properties in Scotland: | 2011-2012 |
| Up to £10,000 | 100% (i.e. no rates payable) |

Lease:

The property is offered on a new full repairing and insuring lease for a minimum period of 5 years.

Rental:

Offers over £12,500 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. The incoming tenant will be responsible for stamp duty and registration dues incurred.

Entry:

By arrangement.

Viewings & Further Particulars:

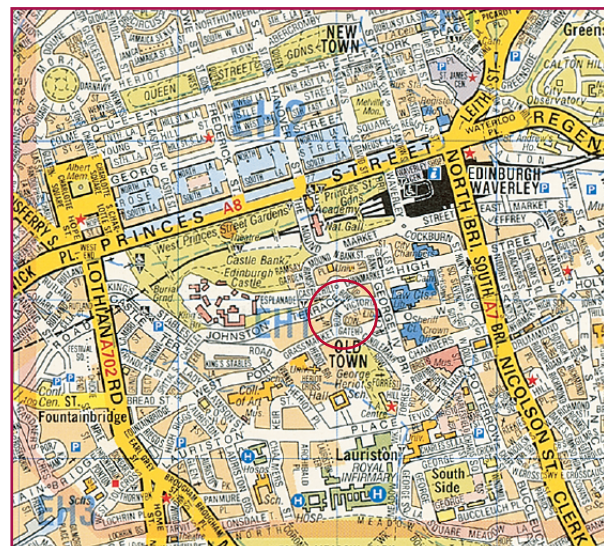
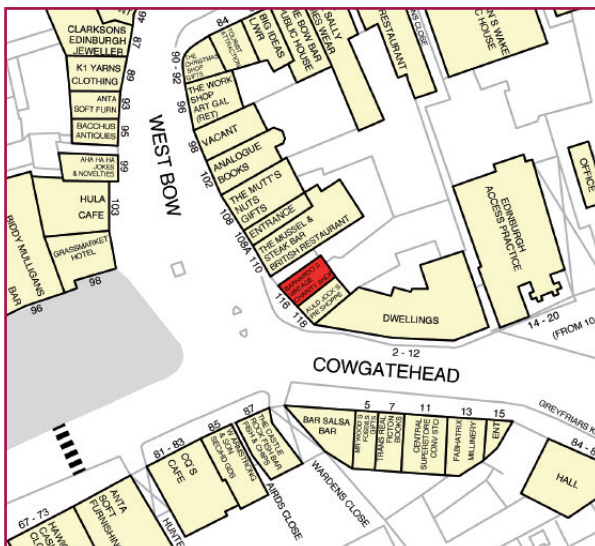
Apply Sole Letting Agents.

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Details prepared:

July 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.
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