



PROPERTY CONSULTANTS

# CITY CENTRE SHOP UNIT TO LET



**45-47 SHANDWICK PLACE, EDINBURGH, EH2 4RG**

- Prominent City Centre Shop.
- Short term lease available (until September 2022).
- A longer term may be possible.
- Ground floor Area approx. 1,358sq.ft.

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## LOCATION

Edinburgh is the capital city of Scotland. It has a population of approx. 490,000 and a regional population of over 1.6 million. The city benefits from a substantial year round influx of both domestic and international tourists and is also served by an excellent transport network.

Shandwick Place is a continuation of Princes Street, at the west end of Edinburgh, and is one of the main routes leading to and from the city centre. It is also a vibrant retailing location in its own right, popular with local residents, office workers and tourists alike.

The subject property is situated on the south side of Shandwick Place and other occupiers in the immediate vicinity include [Coral](#), [Savers](#), [Lothian Travel Hub](#), [Sainsburys Local](#), [Boots](#) and [Starbucks](#).





## DESCRIPTION

The property comprises a retail unit with a good display frontage incorporating double access doors. Internally the shop provides excellent retail space at ground floor level which is largely open plan but with two partitioned offices to the rear. Also at ground floor are a staff kitchen and toilet facilities. The upper floors are suitable for storage or office use and provide additional toilets.

We estimate that the property provides the following approximate dimensions and areas:

<b>Gross Frontage</b>	<b>18'4"</b>	<b>5.6m</b>
<b>Net Frontage</b>	<b>15'1"</b>	<b>4.6m</b>
<b>Ground Floor</b>	<b>1,358sq.ft.</b>	<b>126.16sq.m.</b>
<b>First Floor</b>	<b>617sq.ft.</b>	<b>57.32sq.m.</b>
<b>Second Floor</b>	<b>452sq.ft.</b>	<b>41.99sq.m.</b>

## RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £44,300

Uniform Business Rate (2021-2022) £0.49.

## TERMS

Our clients hold a lease on the property until 23 September 2022, therefore we are able to offer a sub-lease till that date. A longer term may be available. Further details including rental information available on request.

## EPC

Available on request.

## PLANNING

The last use of the property was as a retail unit and therefore we understand it benefits from Class 1(Retail) planning consent, however may be equally suitable for a variety of alternative uses.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

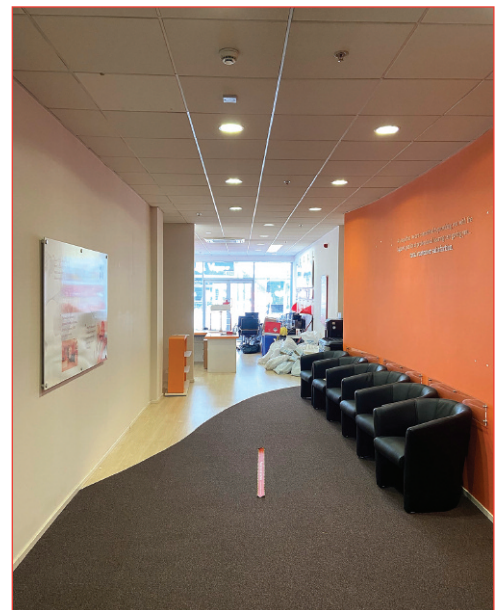
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

## ENTRY

Immediate.



## VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:

**Stephen Innes,**

**Lambert Innes Property Consultants**

Tel: 0141 248 5878

Email: [stephen@lambertinnes.co.uk](mailto:stephen@lambertinnes.co.uk)