

TO LET

Prominent Retail Unit On Main Arterial Route



68 INVERLEITH ROW EDINBURGH

- 137.32 SQ M (1,478 SQ FT)
- Close Proximity to City Centre.
- Flexible Terms Available.
- Benefits from Historic Class 3 Consent.

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SAT NAV:
EH3 5LT

Prominent Retail Unit On Main Arterial Route

68 INVERLEITH ROW, EDINBURGH, EH3 5LT

LOCATION

Edinburgh with a resident population of approximately 500,000 is both the Capital City and Scotland's administrative and judicial centre.

The subjects are on Inverleith Row which forms part of the B901, a busy arterial route connecting Edinburgh City Centre to the affluent residential area of Inverleith. The subjects are situated at the junction with Eildon Street.

The surrounding area comprises a mixture of residential dwellings with a number of boutique retail units on the ground floors of the tenements. The Royal Botanic Gardens are within close proximity.

DESCRIPTION

The premises comprise the ground and lower ground floors of a 5-storey tenement building with residential flats above. The premises benefit from frontage to both Inverleith Row and Eildon Street.

Internally the premises provide ground floor sales with the lower ground floor providing office and storage space. Tea-prep and WC facilities are also located in the lower ground floor.

ACCOMMODATION

The premises provide the following net internal areas: -

AREA	SQ M	SQ FT
Ground Floor Sales	57.98	624
Lower Ground Office	10.23	110
Lower Ground Storage	69.11	744
TOTAL	137.32	1,478



LEASE TERMS

The premises are available to let on a new lease on a term to be agreed. For further information on lease terms and quoting rent, please contact the sole letting agents.

EPC

The Energy Performance Certificate (EPC) for the premises is available on request.

RATEABLE VALUE

The Scottish Assessors Association Portal show the premises entered as follows:-

DESCRIPTION	RATEABLE VALUE
Shop	£12,100

DATE OF ENTRY

The date of entry will be on conclusion of legal missives.

PLANNING

The premises were granted consent for change of use from a shop to café (Class 3) in September 1999. Details can be found on the City of Edinburgh Council planning portal by entering the following reference – 99/02406/FUL.

VIEWING AND FURTHER INFORMATION

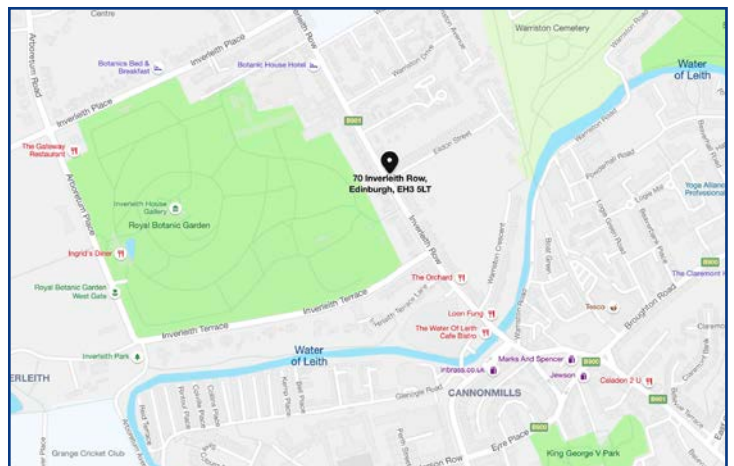
To arrange a viewing or for further information please contact: -



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