

# TO LET/MAY SELL

RETAIL/BUSINESS UNIT



## 19-21 QUEEN CHARLOTTE STREET EDINBURGH, EH6 6BA

162.37 SQ M (1,747 SQ FT)

- Double Fronted Retail Unit
- Development Potential



**SAT NAV:**  
EH6 6BA

# RETAIL/BUSINESS UNIT

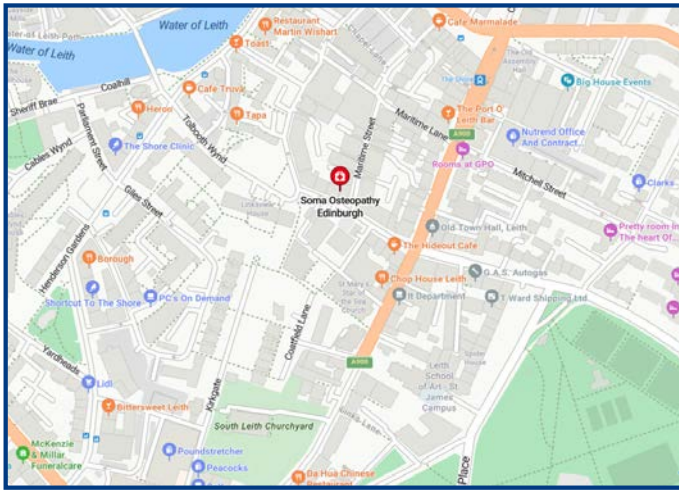
# 19-21 QUEEN CHARLOTTE STREET EDINBURGH

## LOCATION

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

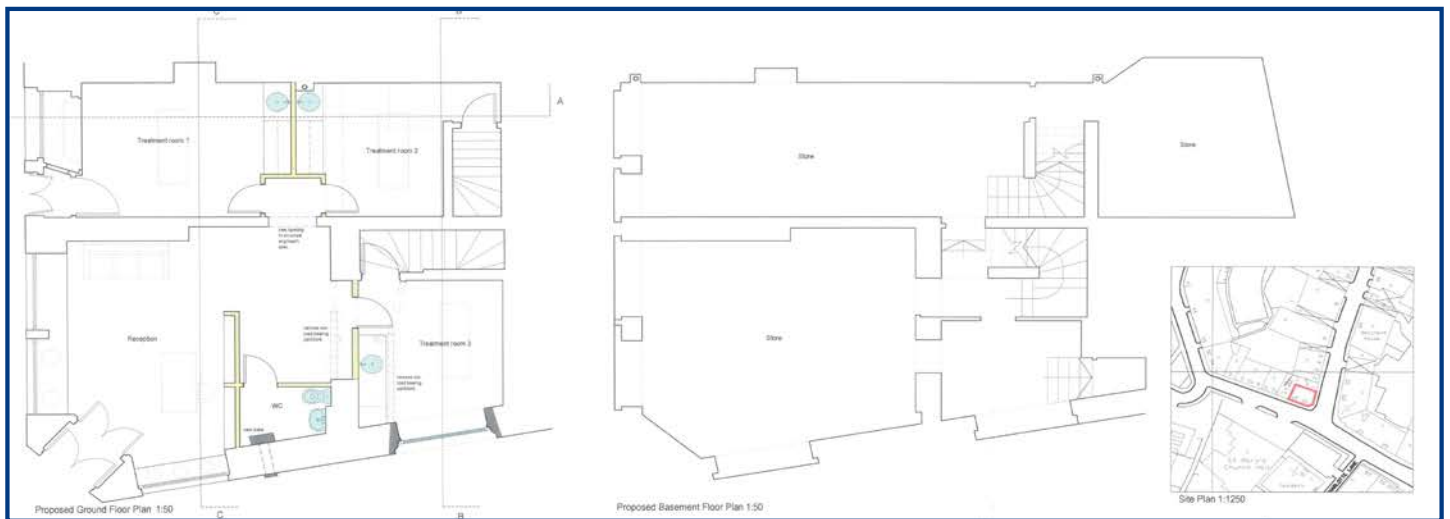
Leith which is the historic port area of Edinburgh lies approximately 1.5 miles north-east of the City Centre.

Queen Charlotte Street is centrally located in Leith close to both Leith Links and Constitution Street. The subjects are prominently situated on Queen Charlotte Street at its junction with Maritime Street.



## DESCRIPTION

The subjects comprise a double retail unit that has been partitioned internally on the ground floor to provide individual treatment rooms. The premises has a large basement offering storage space and tea-prep area.



## ACCOMMODATION

The premises provide the following net internal areas:

	SQ M	SQ FT
Basement	81.81	880
Ground	80.56	867
<b>Total</b>	<b>162.37</b>	<b>1,747</b>

## ENERGY PERFORMANCE CERTIFICATE

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

## RENT/LEASE TERMS

The subjects are available on a new lease for a term to be agreed. For further information on lease terms and quoting rent, please contact the sole agents. Alternatively, our clients may consider selling the heritable interest in the property.

## RATEABLE VALUE

The Scottish Assessors Association Portal shows the premises entered in the Valuation Roll as follows: -

Description	Rateable Value
Shop	£10,400

## VIEWING AND FURTHER INFORMATION

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

Niall Burns: D/L: 0131 315 0029  
E-mail: niall@burnsandshaw.co.uk