

TO LET

Retail Premises

102 Hanover Street

Edinburgh

EH2 1DR



LOCATION

Edinburgh is Scotland's capital and administrative centre with a resident population in the region of 500,000 people and an estimated catchment of 1.5m people within a 30-mile radius.

Hanover Street connects Queen Street to George Street and is an established retail and leisure destination.

The premises are located on the west side of Hanover Street in the block bounded by Queen Street to the north and Thistle Street to the south.

Nearby occupiers include SK:N, Robertson Fine Art, Ishi Hair, Six By Nico, Urban Angel, Chez Joules, Grand Cru and HSBC Bank.

DESCRIPTION

The subjects are arranged over ground floor and extend to approximately 81.09 sq m (873 sq ft).

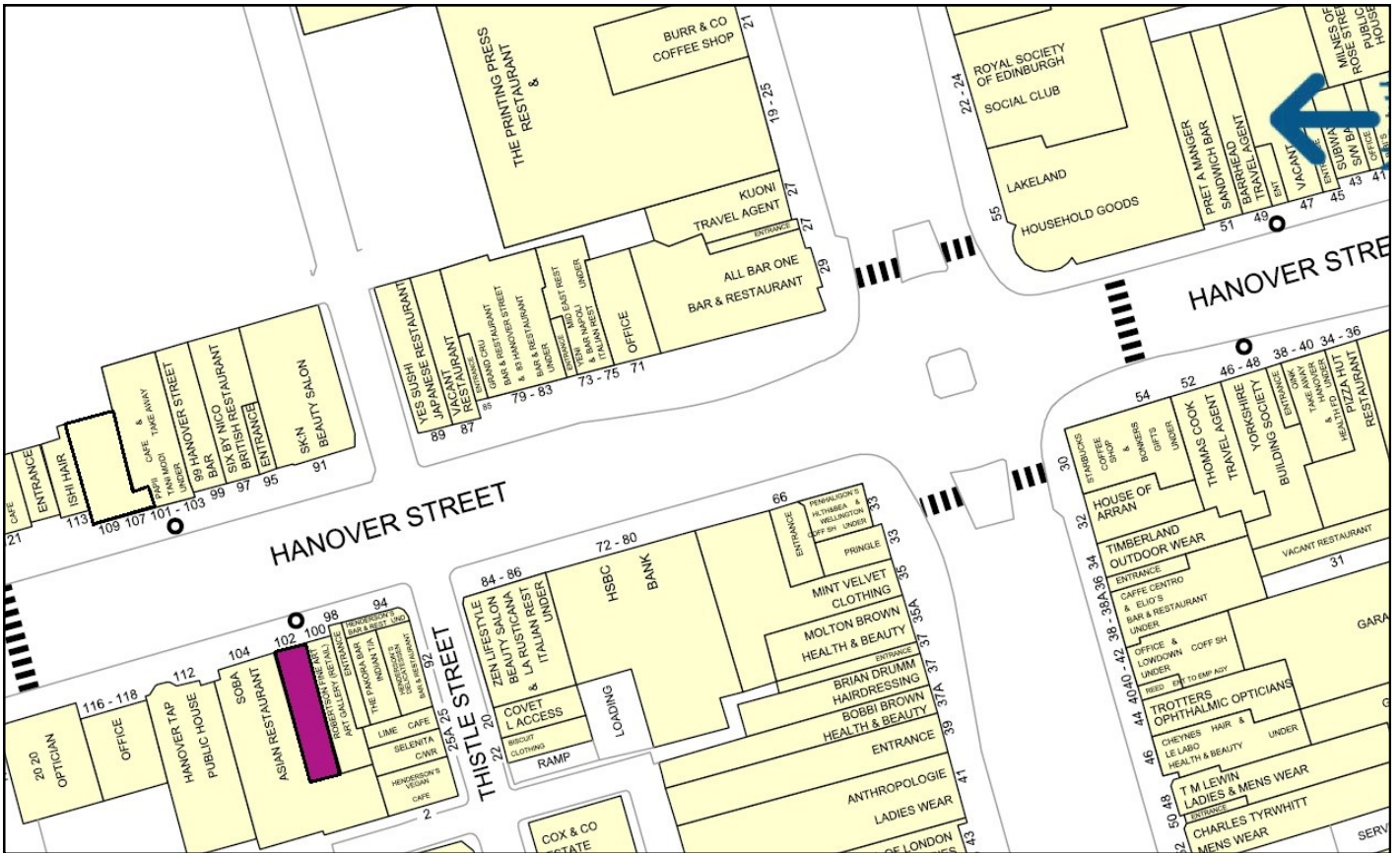
TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.



07917 834 912
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USE

The subjects are well-fitted with treatment rooms and would ideally suit a similar retailer, dentist, beauty or medical use.

RENTAL

£42,000 per annum.

RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2022/2023 is as follows:

Rateable Value: £30,800
 Rates Payable: £15,338

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

The property is not elected for VAT so no VAT will be charged on the rent.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

Ewan Mackay
 T: 07917 834 912
 E: ewan@ewanmackay.com

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. May 2022.

