



TO LET RETAIL UNIT

53 Leith Walk
Edinburgh, EH6 8LS

Galbraithgroup.com

DESCRIPTION

The subjects form part of the ground floor of a 5 storey traditional tenement building. The property has been connected internally to the adjoining unit and is due to be reinstated.

Following reinstatement the subjects will provide a self contained retail unit and a WC located to the rear.

LOCATION

The property is located on Leith Walk, a historic street connecting Edinburgh city centre to the port of Leith. With large pedestrian foot paths and cycle paths, Leith Walk is a vibrant street, with many shops, cafes and restaurants.

The subjects benefit from excellent transport links with a bus stop located right outside the property and tram stops within a few minutes walk.

ACCOMMODATION

The Net Internal Area (as measured in accordance with the RICS Code of Measuring Practice) of the property is as follows: Approx. 355sq ft (32.98m²).

LEASE

The unit is available on Full Repairing and Insuring terms. Details on rental are available on request.

RENT

£15,000 per annum.

BUSINESS RATES

The property will be reassessed following reinstatement.

The subjects may qualify for small business rates relief. We recommend interested parties make their own enquiries to The Lothian Valuation Joint Board on 0131 344 2500 or by email: enquiries@lothian-vjb.gov.uk.

PLANNING

The premises benefits from Class 1A (Retail) planning consent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = B (27)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the ingoing tenant to be responsible for Land and Buildings Transaction Tax, administration dues etc.

VAT

The property is not elected for VAT.

ANTI-MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML diligence for both the purchasers and vendor (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

FURTHER INFORMATION

Parties are advised to note interest with the selling agent. Viewings are by appointment only. For additional information please contact:

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(ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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