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BURNS
AND PARTNERS

RETAIL

CHARTERED SURVEYORS | DEVELOPMENT CONSULTANTS

TO LET

**ATTRACTIVE CORNER
RETAIL/OFFICE PREMISES**

61 LEITH WALK, EDINBURGH, EH6 8LS



Net Internal Area 112.04 sq m (1,206 sq ft)

LOCATION

The property occupies an attractive corner position on the east side of Leith Walk close to the busy Great Junction Street intersection, traditionally known as the Foot of Leith Walk. Benefiting from return frontage to Crown Street, both the New Kirkgate Shopping Centre and Leith Waterworld are within close proximity.

Leith Walk itself is one of the main arterial routes into the city centre and is soon to benefit from the introduction of the new Edinburgh Tram Network linking Newhaven/Ocean Terminal with Princes Street and South Gyle/ Edinburgh Airport. The route is scheduled to open in July 2011.

The property is therefore ideally situated to serve the surrounding residential community and nearby occupiers include Lloyds TSB, Alliance & Leicester, Greggs, Scotmid, Victoria Wine and William Hill.

DESCRIPTION

The subjects comprise an attractive corner retail/office premises forming part of a traditional tenement block. Suitable for a variety of purposes the subjects have a ground floor sales area with rear sales/office and two further areas suitable for changing/staff accommodation. The basement area incorporates additional staff, storage and both male and female WC accommodation. The property benefits from air conditioning, fire alarm and gas central heating.

ACCOMMODATION

The property has the following Net Internal Area and dimensions:

Gross Frontage:	6.96 m	23 ft
Net Frontage:	5.57 m	18 ft 3
Splay Frontage:	2.5 m	8 ft
Return Frontage:	9.30 m	30 ft 6
Ground Floor:	84.26 sq m	907 sq ft
Basement:	27.79 sq m	299 sq ft
Total Floor Area:	112.05 sq m	1,206 sq ft

TERMS

Rental offers are sought.

RATES

The property has a Rateable Value of £10,400. Under the current Small Business Bonus Scheme 2009-10 introduced by the Scottish Government the property if occupied by an occupier with business premises with a total Rateable Value between £10,001 and £15,000 then 25% Small Business Bonus relief is available. Further information is available from www.scotland.gov.uk and (business.rates.enquiries@scotland.gsi.gov.uk).

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant will be responsible for any Stamp Duty Land Tax, Registration dues and VAT thereon.

FURTHER INFORMATION

For further information and viewing arrangements please contact:

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