

## TO LET

ATTRACTIVE RETAIL UNIT

**51 QUALITY STREET, EDINBURGH, EH4 5BX**

- SITUATED IN DAVIDSON'S MAINS AREA OF EDINBURGH
- EXTENDS TO 22.82 SQ M (245 SQ FT)
- SUITABLE FOR A VARIETY OF USES
- QUALIFIES FOR 100% RATES RELIEF

**RENT £9,000 PER ANNUM**





**LOCATION**

The subjects are situated in the Davidson's Mains area of Edinburgh lying approximately three miles west of the city centre. Davidson's Mains is a popular neighbourhood centre serving the surrounding residential community.

Surrounding commercial premises form a mixture of local and national occupiers including both retail and licensed uses. Occupiers include Chest Heart & Stroke Scotland, Costa, Greggs and Black & Lizars.

**DESCRIPTION**

The subjects comprise a double windowed retail unit, situated over the ground floor only, with a rectangularly shaped front sales area and rear store.

The property includes a roller shutter to the windows and door.

**ACCOMMODATION**

The property has the following Net Internal Areas:

Front Shop	19.54 m <sup>2</sup>	210 ft <sup>2</sup>
Back Shop	3.28 m <sup>2</sup>	35 ft <sup>2</sup>
Total	22.82 m <sup>2</sup>	245 ft <sup>2</sup>

**EPC**

Further details are available on request.

**TERMS**

Rental offers in excess of £9,000 per annum are sought.

**RATES**

The Rateable Value is £5,600.

In terms of the Small Business Bonus Scheme, the subjects qualify for 100% rates relief.

**LEGAL COSTS**

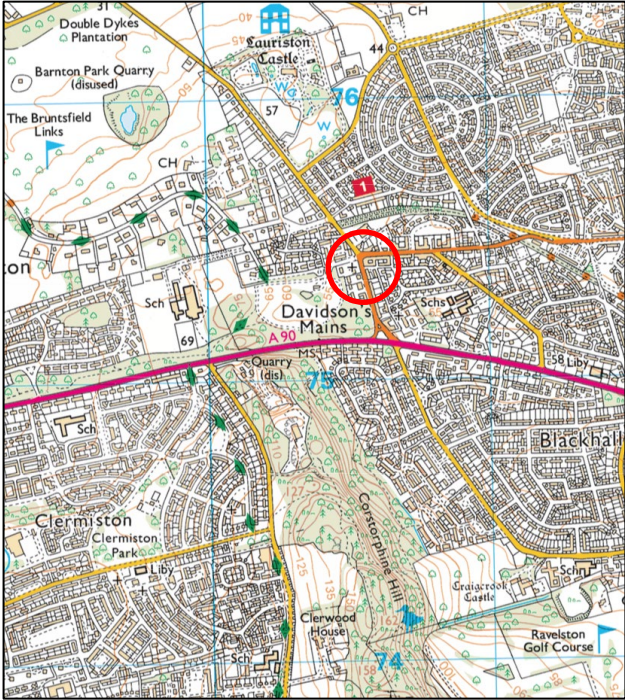
Each party will be responsible for their own legal costs.

Any incoming tenant will be responsible for any LBTT, Registration dues and VAT thereon.

**FURTHER INFORMATION**

For additional information please contact:

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