

TO LET

ATTRACTIVE RETAIL UNIT

20 WILLIAM STREET, EDINBURGH, EH3 7NH

- SITUATED IN EDINBURGH'S WEST END
- EXTENDS TO 51.92 SQ M (559 SQ FT)
- SUITABLE FOR A VARIETY OF USES
- QUALIFIES FOR 100% RATES RELIEF

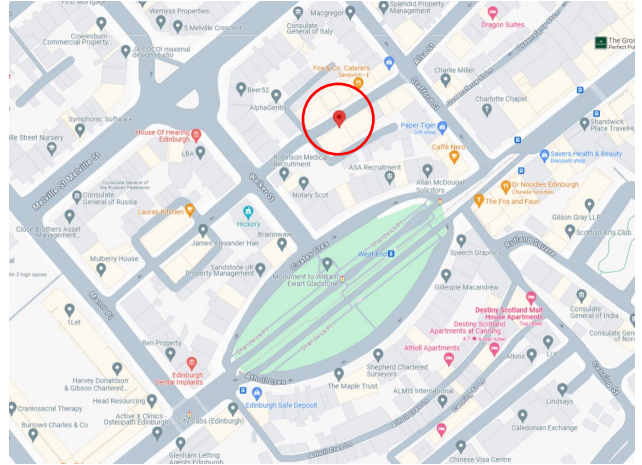
RENT £12,000 PER ANNUM



LOCATION

The subjects are situated in the city centre, on the south side of William Street in the section between Stafford Street and Walker Street. The location is in the immediate vicinity to some of Edinburgh's busiest arterial routes including Queensferry Street, Lothian Road and Shandwick Place which all link to the west end of Princes Street, Edinburgh's main retail thoroughfare.

The location is therefore well served by public transport with nearby bus and tram stops together with both Haymarket and Waverley Train Stations within walking distance. William Street is an established retail and leisure destination with a mixture of both local retailers and food and licensed outlets. Nearby retailers include Glamcandy, Fox & Co, Gallery Ten and Frontiers. Licenced premises include The Voyage of Buck, The Green Room, Teuchters and Herbie.



DESCRIPTION

The subjects comprise a single windowed unit arranged over ground and basement floors of a traditional stone-built building. Internally, the accommodation comprises a rectangularly shaped front sales area with two office/treatment areas to the rear plus WC. The basement provides two additional treatment/storage rooms.

ACCOMMODATION

The property has the following Net Internal Areas:

GF - Front Shop	18.00 m ²	194 ft ²
GF - Rear Accom.	17.25 m ²	186 ft ²
Basement	16.67 m ²	179 ft ²
Total	51.92 m²	559 ft²



EPC

Further details are available on request.

TERMS

Rental offers in excess of £12,000 per annum, plus VAT are sought.

RATES

The Rateable Value is £10,200. 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 ingoing tenant will be responsible for any LBTT, Registration dues and VAT thereon.

FURTHER INFORMATION

For additional information please contact:

Chris Paterson | 0131 2284466 | cp@bap.co.uk
Burns and Partners
25 Rutland Square, Edinburgh, EH1 2BW



Disclaimer: The Agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: January 2024