

TO LET (subject to vacant possession)

PRIME RETAIL UNIT

23 Hanover Street, Edinburgh, EH2 2DL



LOCATION

Edinburgh is Scotland's capital city as well as financial capital. It has a population of approximately 480,000 people and an estimated catchment population of 1.5 million. The subject premises occupy a prominent position on the east side of Hanover Street, close to its junction with Princes Street. Hanover Street is a strong retail location in the city centre, linking the city's two premier retail thoroughfares, Princes Street and George Street.

Accommodation

The property comprises a retail unit over ground and basement floors:

Ground Floor	764 sq ft (71.00 sq m)
Basement	813 sq ft (75.59 sq m)

Rent

Upon application.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £67,500.

Energy Performance Certificate

Energy Performance Certificate rating is available upon request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

Term

The property is available on a new full repairing and insuring lease subject to the Landlord securing Vacant Possession.

Planning

The unit benefits from Class 1 (Retail) consent however may be suitable for Class 2 (Financial Services) or Class 3 (Food & Drink) consent subject to securing the necessary consents from the Local Planning Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The incoming tenant will be responsible for the Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing & Further Information

All viewings and further information is strictly via the sole letting agents.

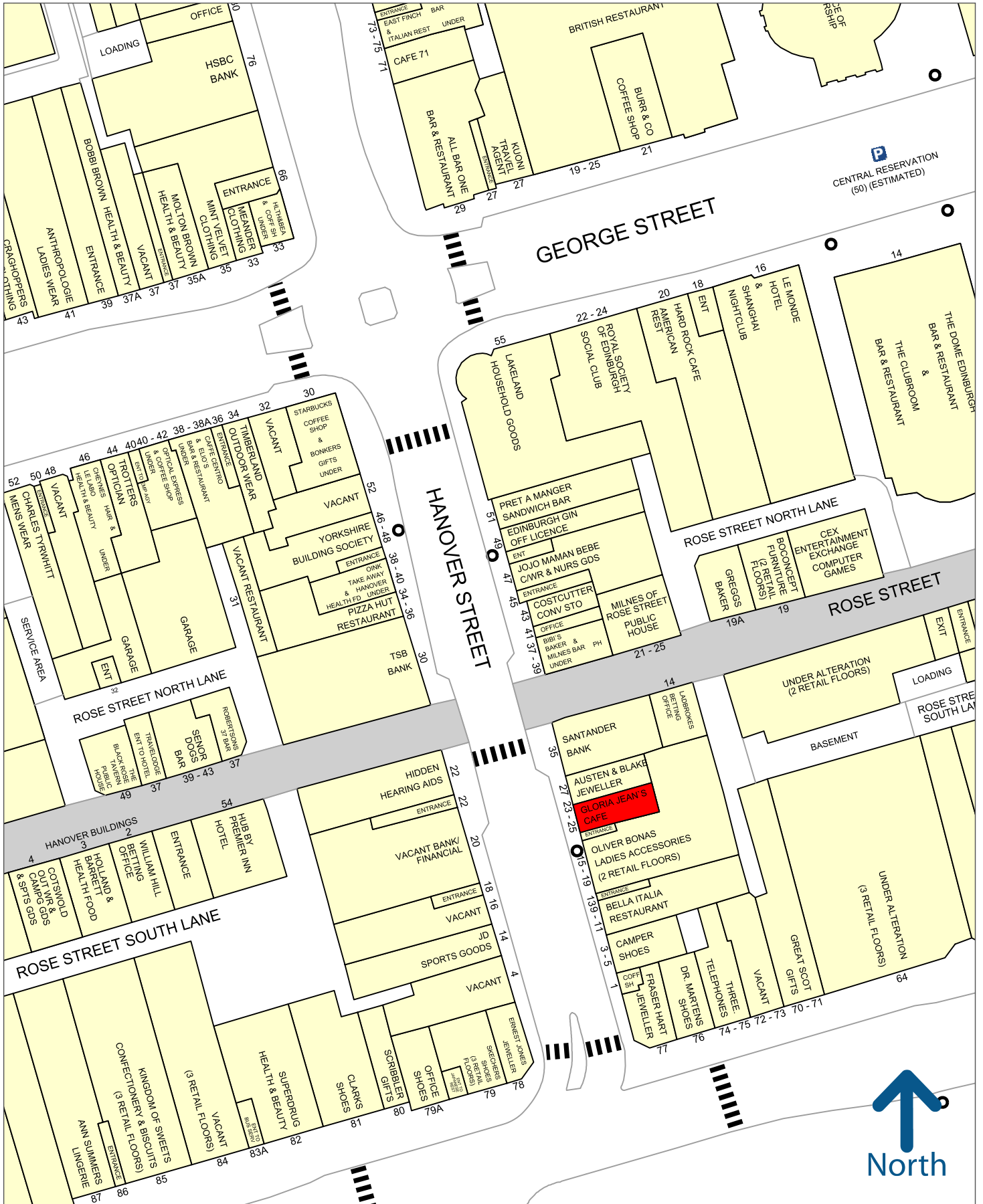


David Simmons
HSA Retail
DDI: 0141 548 8061 or 07739 590 858
Email: david.simmons@hsaretail.com

Subject to Contract
Date: June 2022

HSA Retail Limited and HSA Retail Partners Limited trading as HSA Retail for themselves and for the vendors or lessors of this property whose agents they are given notice:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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- (iii) no person in the employment of HSA Retail Limited or HSA Retail Partners Limited trading as HSA Retail has any authority to give representation or warranty whatsoever in relation to this property;
- (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.



50 metres

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www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

