

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)

There is also potential for a larger unit to be created by amalgamating the premises with the unit adjacent providing the following approximate floor areas:

23 & 27 Hanover Street combined:

Ground Floor	1,500 sq ft (139.36 sq m)
Basement	1,580 sq ft (146.79 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. Rates are not payable until 1st April 2021.

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 joint letting agents.



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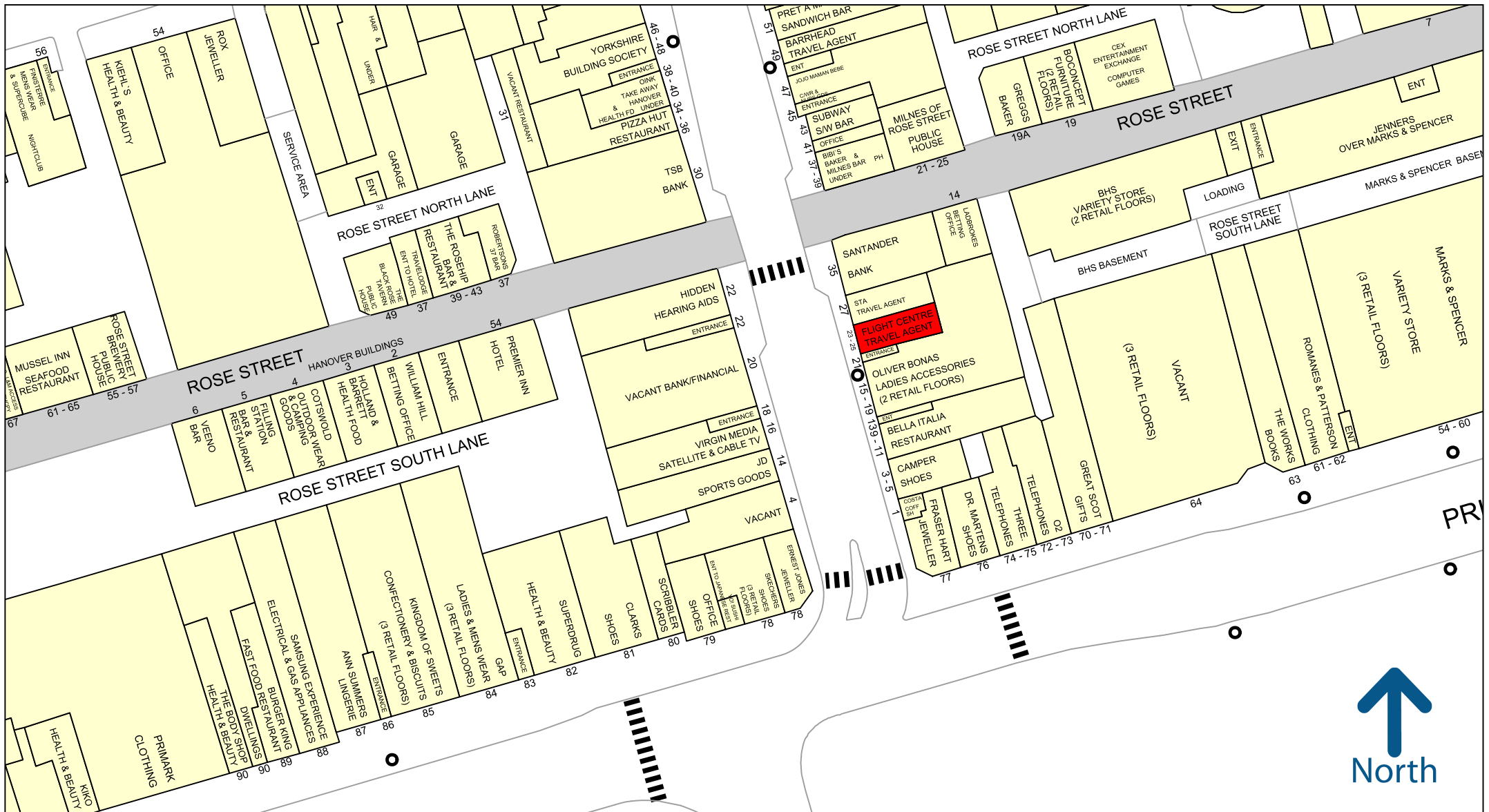
Or

Dougie MacRae at Jackson Criss (0131 226 7654)

Subject to Contract
Date: October 2020

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;
- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details 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 and are advised to do so;
- (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

Experian Goad Plan Created: 17/09/2020

Created By: Jackson Criss



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