

# LEASE DISPOSAL

PROMINENT CITY CENTRE PREMISES  
22 WEST MAITLAND STREET  
EDINBURGH EH12 5EA

crichtonproperty  
consultancy

Chartered Surveyors & Commercial Property Consultants

**STRICTLY PRIVATE & CONFIDENTIAL  
ON THE INSTRUCTIONS OF MARTIN McCOLL LTD**

## LOCATION

The subjects occupy a prominent location on the North side of West Maitland Street on one of the main arterial routes into the City Centre. The unit is close to Haymarket Station and on the tram link to and from Edinburgh Airport. Surrounding occupiers include Greggs, Boots, Ladbrokes, TSB, Cost Cutter etc.

## DESCRIPTION

The subjects comprise a ground and basement unit all contained within a 3 storey sandstone residential building, under a pitched and slated roof.

## ACCOMMODATION

We estimate the property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Frontage	4.87 m	16ft 0 ins
Ground Floor	58.05 sq.m	625 sq.ft
Basement	49.70 sq.m	535 sq.ft
Total net area	107.75 sq.m	1160 sq.ft

Toilet and staff accommodation is in the basement.

## LEASE TERMS

The subjects are held on a full repairing and insuring lease expiring 29th November 2023 with an outstanding rent review as at 30th November 2018.

## RENT

The passing rent is £25,000 pa.

## EPC

An Energy Performance Certificate has been commissioned and will be available on request.

## LEGAL COSTS

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



## RATING ASSESSMENT

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE

£17,600

CPC Ltd gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the incoming tenant should rely upon their own enquiries with the Local Rating Authority.

## VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

## DATE OF ENTRY

By negotiation.

## VIEWING

As **STAFF ARE UNAWARE** of any impending closure, viewing is **STRICTLY** with sole agents.

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