



347 Leith Walk, Edinburgh, EH6 8SD

Prime Leith Walk Location

- Busy Passing Footfall
- Surround By Student & Residential Dwellings
- Ground & Basement
- 893sq ft
- Rates Exempt*
- Rent: o/o £20,000p.a.
- May Sell: P.O.A.

LOCATION

The property is situated on the north side of Brunswick Place on the cities extensively developed Leith Walk, a short walk to the St James Centre. The area is a dense mixture of commercial and residential dwellings with Edinburgh Playhouse in close proximity along with a vast number of hotels, short term rental accommodation and student offerings.

Edinburgh is Scotland's capital city situated within the Midlothian region of Scotland. South Leith is characterised by a mixture of residential & commercial units, the area has seen substantial redevelopment over recent years and has become a thriving bohemian part of the city with bars, restaurants and residential developments.

PROPERTY

The property comprises a mid-terrace ground floor and basement retail unit.

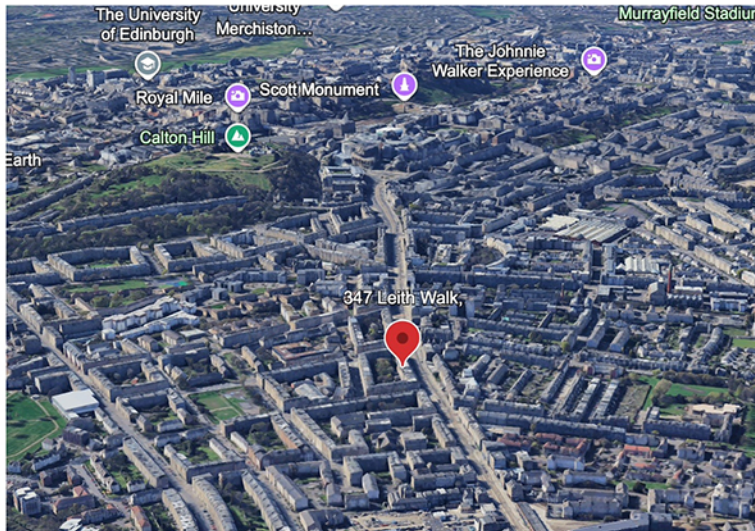
The property offers twin display windows flanking the centrally located entrance door secured by an aluminium roller shutter.

Internally the property offers open plan retailing space with partitioned w.c facilities and basement stores.

AREA

Ground: 45.7sqm (492sq ft)
Bsm: 37.3sqm (401sq ft)

Total: 83sqm (893sq ft)



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NAV/RV
£9,500

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £20,000p.a.

SALE
Our client may consider disposing of their freehold interest, price on request

V.A.T
The transaction will not attract V.A.T.

E.P.C.
Available on request

LEGAL
Each party shall bear their own legal costs incurred in the transaction

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Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.