

P-THREE

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**SU 3.13b, LEVEL THREE,
ST JAMES QUARTER, EDINBURGH**
CLASS E / RETAIL UNIT AVAILABLE

ST JAMES QUARTER, ST JAMES
CRESCENT, EDINBURGH EH1 3AD

NEW LEASE

LOCATION

St James Quarter is the most significant transformation Edinburgh has seen in a generation combining a unique blend of experiences with the character and appeal of one of the leading cities in Europe.

It has significantly changed the city's retail and leisure landscape, connecting the old and the new with public realm whilst keeping with Edinburgh's 250-year-old original masterplan.

It comprises 850,000 sq ft of retail, living, leisure and entertainment space.

The W Edinburgh, Roomzzz Aparthotel, 152 unique apartments by Native Land, 30 eateries, including a food hall, and a five-screen Everyman cinema are all part of the deliciously rich mix on offer.

SIZE

The unit is 2,548 sq ft.

TERMS

The property is available on a new lease.

RENT

Rent on request.

BUSINESS RATES

The rateable value for the current year is £107,377 p.a.

Interested parties should make their own enquiries with the VOA.

SERVICE CHARGE

The service charge for the current year is estimated is £38,984 p.a.

INSURANCE

The insurance is estimated at £678.43 p.a.

SPECIFICATION

Developers shell specification with capped off services and no shop front.

VIEWING

By appointment only through P-THREE or our joint agents Culverwell and CWM:

Hannah McNamara
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