

# RETAIL UNIT TO LET



**6 NORTH WEST CIRCUS PLACE  
EDINBURGH  
EH3 6ST**



## LOCATION

Stockbridge is one of Edinburgh's most affluent areas, situated within the heart of the New Town and only circa 0.5 miles immediately to the north of the city centre.

The subjects are located on the north side of North West Circus Place close to it's junction with Royal Circus and St Stephen Street. The area provides a vibrant mix of both local and national retailers, boutique stores plus a good number of restaurants, cafes & bars. Surrounding occupiers include Patisserie Florentin, Jeffrey Interiors, RBS, Dicks Clothing, The Bailie Bar, Starbucks, Stockbridge Pharmacy etc.

## DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor retail unit forming part of a four storey traditional stone tenement building under a pitched slated roof.

The premises provide the following approximate areas:-

<b>GROUND FLOOR SALES PLUS KITCHEN/STORE &amp; WC</b>	<b>64.8 SQ M</b>	<b>698 SQ FT</b>
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## LEASE TERMS

Our clients are offering the subjects on the basis of a new full repairing & insuring lease for a negotiable term and incorporating regular rent reviews.

## RENT

Rental offers are invited, exclusive of VAT.

## RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £16,300 [01/04/10]

## USE

The premises benefit from Class 1 & 2 planning consent.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – G [Copy available on request].

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

## ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



**Contact: Jack Campbell**  
**e: [jack@jhcampbell.net](mailto:jack@jhcampbell.net)**  
**m: 07801 852225**

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