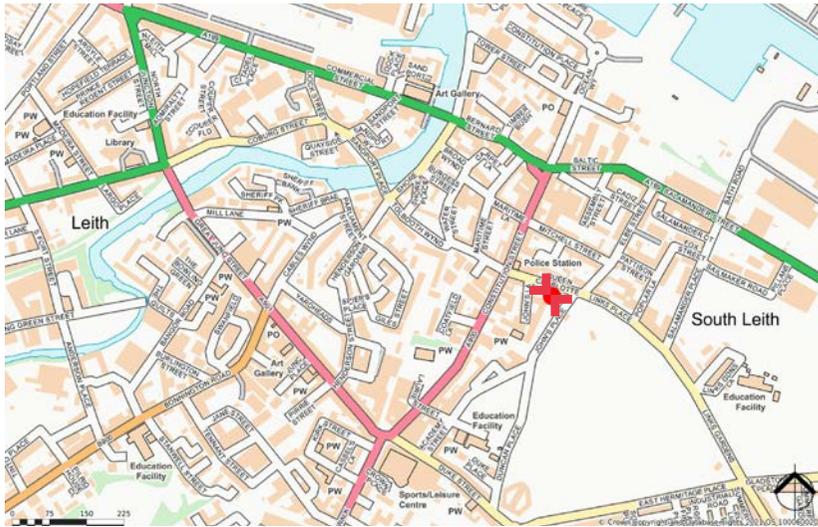




**58 — 66 QUEEN CHARLOTTE STREET, LEITH,
EDINBURGH, EH6 7ET**

- Prominent Roadside Location
- Would Suit a Variety of Uses (Subject to Planning)
- Available for Immediate Occupation
- Unit Extends to 300.5 Sq M (3,234 Sq Ft)
- Offers Over £450,000 are Invited



To arrange a viewing please contact:



Joe Helps
Surveyor
joe.helps@g-s.co.uk
0131 240 5291



Chris King
Surveyor
chris.king@g-s.co.uk
0131 225 1559

LOCATION

The subject property is located within the Leith district approximately 2 miles north east of Edinburgh's City Centre. More specifically the subjects are located on the south side of Queen Charlotte Street close to its junction with John's Place.

The subjects lie within a mixed commercial and residential locality that benefits from excellent good transport links to and from Edinburgh City Centre. Leith hosts a mixture of shops, offices, bars and restaurants and nearby occupiers include The Compass Bar, the Bad Tempered Baker, The Hideout Café, The Chop House, Connect Chiropractic and Leith Police Station.

DESCRIPTION

The subjects comprise of a ground floor showroom/retail unit contained within a 3-storey office block. Access is taken by a double pedestrian door or vehicle access door directly from

Queen Charlotte Street. Internally the unit offers a large open plan sales/showroom area with large back shop/workshop, office and WC facilities located to the rear.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Areas	Sq M	Sq Ft
Showroom	210.62	2,267
Workshop	89.88	967
Total	300.5	3,234

PRICE

Offers over **£450,000** are invited (Exclusive of VAT).

RATEABLE VALUE

We have been advised by the Local Assessors department that the premises have a rateable value of £33,600 resulting in rates payable



(2021/2022) of approximately £16,464 per annum.

LEGAL EXPENSES AND VAT

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

EPC RATING

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: May 2021