

# TO LET

## RETAIL UNIT WITH CLASS 2 CONSENT

**Gunn**  
PROPERTY CONSULTANTS

**19B HOWE STREET,  
EDINBURGH EH3 6TE**



### LOCATION

Howe Street is located in the heart of Edinburgh's New Town, half a mile to the north of Princes Street and south east of the nearby Stockbridge area.

The premises occupy a prominent position on the corner of Howe Street and Northumberland Street. Howe Street itself is a major thoroughfare within Edinburgh City Centre, carrying a large volume of traffic, and is well served by public transport.

The street comprises a mix of local and national retailers, with nearby occupiers including **Tribe Yoga, Prontaprint, Sally Hair and Beauty, Game Fish, Connolly Hairdressing**, and **Sainsbury's Local**.

### DESCRIPTION

The premises comprise a single windowed unit with a return frontage arranged over the ground floor only of a traditional stone built tenement building under a pitched and slated roof. Internally the property is fitted out as a GP surgery.

### ACCOMMODATION

The main dimensions and net internal areas are as follows:

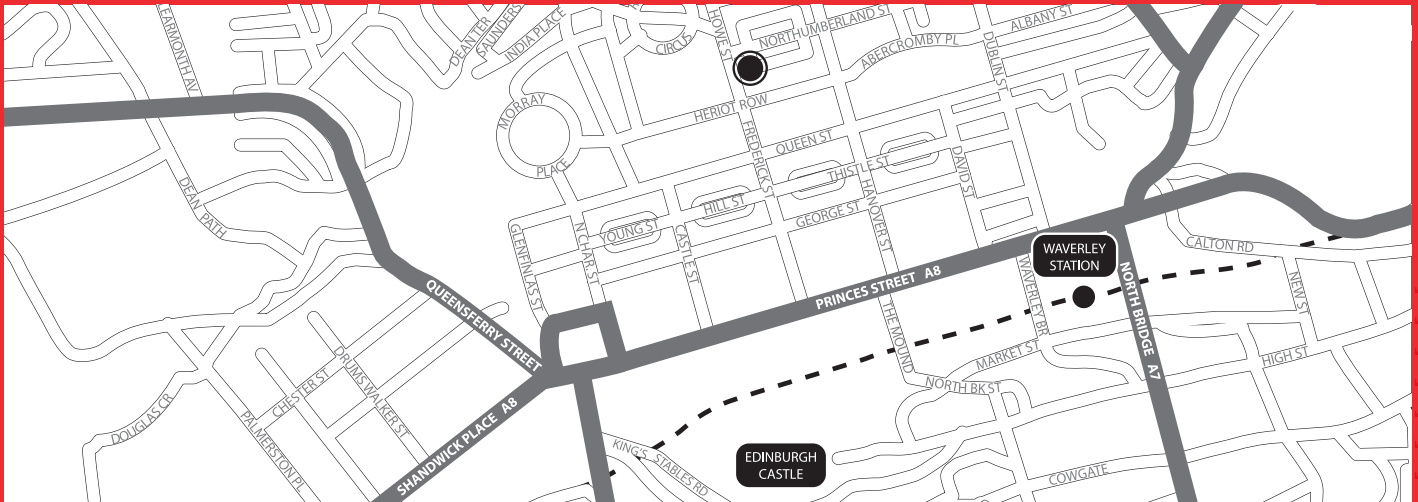
Gross Frontage	5.31m	(17'5")
Net Frontage	4.11m	(13'6")
Ground Floor	788 sq ft	(73.21 sq m)

**0141 221 3500**

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SOUTH EAST CIRCUS PLACE		
MELROSE CANDLES		
NOVA PIZZA		
HADDEN RANKIN ESTATE AGENT		
URBAN HAIR		
HANDBAG HEAVEN		
FUTURE PROPERTY AUCTIONS		
SAINSBURY'S LOCAL		
SALLY HAIR & BEAUTY		
6 DEGREES NORTH BAR		
GEORGE PIRIE ANTIQUES		
JAMAICA STREET		
CONNOLLY HAIR		
ALBANY DENTAL CARE		
GALLERY CLOSE PHOTOGRAPHY GALLERY		
GAMEFISH		
	HOWE STREET	
		TRIBE YOGA
		NORTHUMBERLAND STREET
		TO LET
		PRONTAPRINT
		BON PAPILLON ART GALLERY



## LEASE TERMS

A new long term Full Repairing and Insuring lease is available.

## PLANNING

The premises benefit from Class 1 and Class 2 planning consent.

## RATEABLE VALUE

The subjects are entered in the Valuation Roll as follows:

Rateable Value	£17,400
Commercial Rate Pounding (exclusive of water charges)	£0.498
Rates payable	£8,665 pa

## RENT

Rental offers in excess of £27,500 per annum.

## LEGALS COSTS

Each party shall be responsible for their own legal cost in any transaction. The ingoing tenant shall be responsible for LBTT and VAT incurred.

## Viewing

Via the sole agent:



**Stephen Gunn**  
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