



Prominent Retail Unit To Let

19a Rose Street, Edinburgh



**Location**

Rose Street is located in the heart of Edinburgh city centre, running parallel with George Street to the north and Princes Street to the south.

The property is located on the prime retail pitch of Rose Street in close proximity to its junction with South St David Street to the east and Hanover Street to the west.

The property benefits from a prominent location on the pedestrianised section of Rose Street. Nearby occupiers include M&S, Sainsbury's, BHS and Santander.

Accommodation

The property comprises a retail unit with sales accommodation at ground and first floor levels and provides the following approximate net internal areas:

Ground Floor	1,004 ft ²	93.27 m ²
First Floor	2,915 ft ²	270.81 m ²

Terms

The current lease, which expires September 2020, is available by way of an assignation or sub-lease.

Rent

Passing rental £110,000 pa.

Rates

Rateable Value	£78,600
UBR (2016/2017)	£0.51
Rates Payable (per annum)	£40,086

Interested parties should verify these figures with the Local Planning Authority.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction but the in-going tenant to be responsible for any Land & Building Transaction Tax, VAT incurred thereon.

VAT

All rents, prices, premiums, etc, are quoted exclusive of VAT.

Energy Performance Certificate

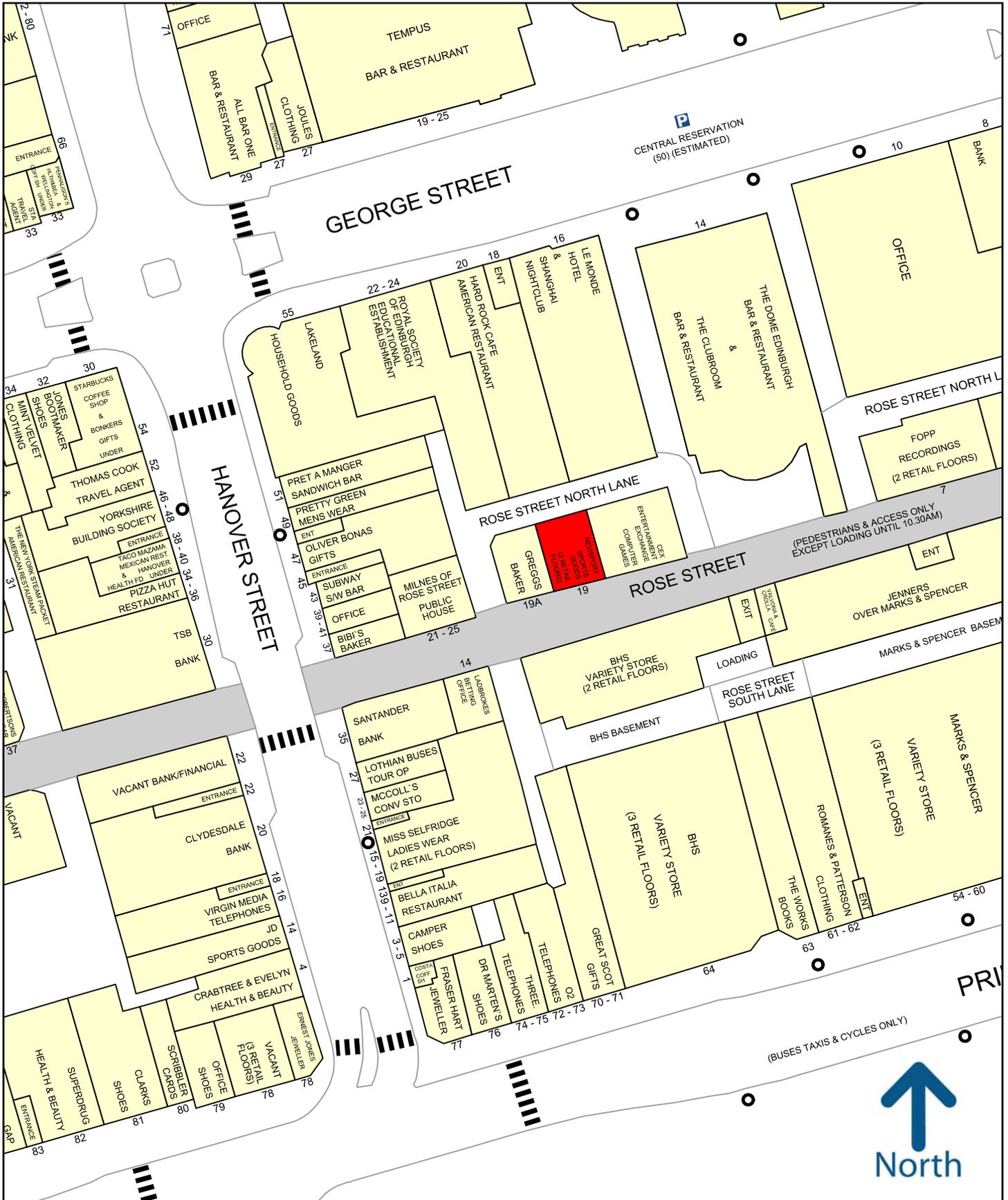
An EPC for the unit is available upon request.

Viewings

All viewing and further information is via the sole letting agents.

**BNP PARIBAS
REAL ESTATE****Douglas Hogg****BNP Paribas Real Estate****Tel: 0141 397 9090****Email: douglas.hogg@bnpparibas.com****Alexandra Savelli****BNP Paribas Real Estate****Tel: 0141 397 9070****Email: alexandra.savelli@bnpparibas.com****Subject To Contract
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50 metres

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