

TO LET

GROUND FLOOR RETAIL UNIT WITH EXTENSIVE BASEMENT

16 WILLIAM STREET, EDINBURGH, EH3 7NH

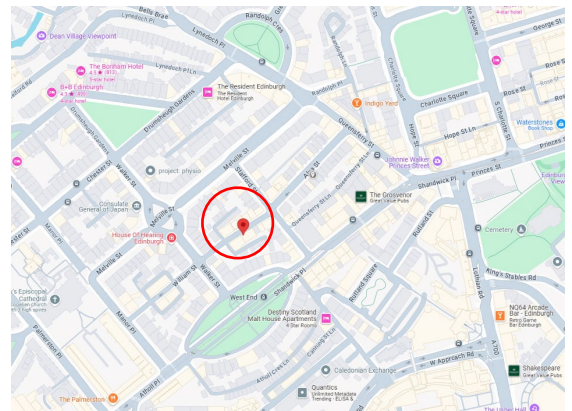
- SITUATED IN EDINBURGH'S WEST END
- EXTENDS TO 29.10 SQ M (314 SQ FT) ON GROUND FLOOR PLUS 125.5 SQ M (1,351 SQ FT) IN THE BASEMENT
- SUITABLE FOR A VARIETY OF USES
- QUALIFIES FOR PART SMALL BUSINESS RATES RELIEF



LOCATION

The subjects are situated in the city centre, on the south side of William Street in the section between Stafford Street and Walker Street. The location is in the immediate vicinity to some of Edinburgh's busiest arterial routes including Queensferry Street, Lothian Road and Shandwick Place which all link to the west end of Princes Street, Edinburgh's main retail thoroughfare.

The location is therefore well served by public transport with nearby bus and tram stops together with both Haymarket and Waverley Train Stations within walking distance. William Street is an established retail and leisure destination with a mixture of both local retailers and food and licensed outlets. Nearby retailers include Fox & Co, Gallery Ten and Frontiers. Licenced premises include The Voyage of Buck, The Green Room, Teuchters and Herbie.



DESCRIPTION

The subjects comprise a double windowed unit arranged over ground and basement floors of a traditional stone-built building. Internally, the accommodation comprises a rectangularly shaped front sales area with stairs leading to basement accommodation. The basement has a number of rooms suitable for meeting/treatments together with a fitted kitchen/staff area and storage. The basement has 4 main rooms suitable for individual use.



ACCOMMODATION

The property has the following Net Internal Areas:

Ground Floor	29.14 m ²	314 ft ²
Basement Rooms (4)	79.52 m ²	856 ft ²
Staff/Kitchen	16.68 m ²	180 ft ²
Stores	29.26 m ²	315 ft ²
Total	154.60 m²	1,665 ft²



EPC

Further details are available on request.

TERMS

Rent on application.

RATES

The Rateable Value is £13,800. In terms of the Small Business Bonus Scheme, the subjects may qualify for some rates relief. The previous occupier received 55% relief.

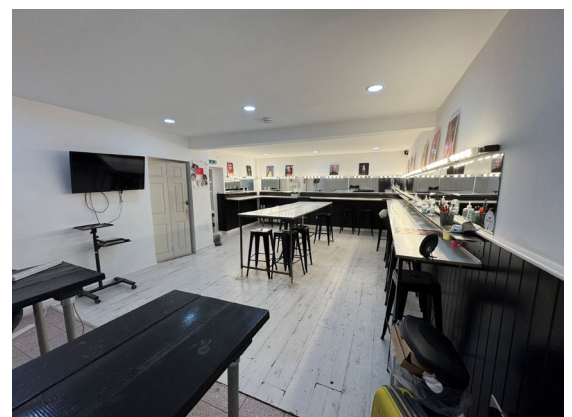
LEGAL COSTS

Each party will be responsible for their own legal costs. Any incoming tenant will be responsible for any LBTT, Registration dues and VAT thereon.

FURTHER INFORMATION

For additional information please contact:

Chris Paterson | 0131 2284466 | cp@bap.co.uk
Burns and Partners, 25 Rutland Square, Edinburgh, EH1 2BW



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