

Office/Retail/Development Opportunity- FOR SALE/MAY LET

53 Frederick Street, Edinburgh, EH2 1LH





KEY POINTS:

- Edinburgh is one of the strongest retailing centres in the UK with a catchment population of over 530,000 people.
- Frederick Street forms one of the primary links between Princes Street and Queen Street.
- The subject property is located towards the north of Frederick Street, occupying a first floor position, close to its junction with Thistle Street.
- The property sits immediately adjacent to **Cote**, with other neighbouring occupiers including **Rabble Bar & Restaurant, Greenwood's Cafe, Toni & Guy Hairdressing, Brora** and **Rosa's Thai**.
- The premises would be suitable for retail or office use.

ACCOMMODATION:

The property is arranged over first floor only, comprising the following approximate area:

GIA: 1,486 sq ft 138.1 sq m
NIA: 932 sq ft 86.6 sq m

The property also benefits from a store room at basement level which is shared with the residential property above. Additional info available on request.

TERMS:

The property is available for sale or on a new lease basis on terms to be agreed.

PRICE:

On application.

RENT:

Quoting rent on application.

CAR PARKING:

Potential to acquire 2 parking spaces located nearby by way of separate arrangement.

PLANNING:

The property currently benefits from Class 1A consent.

LISTED

The property is Category B Listed.

BUSINESS RATES:

Rateable Value: £19,200
UBR 2025/26: £0.498
Rates Payable: £9,562 per annum

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

EPC:

Rated E. Full Energy Performance Certificate available upon request.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

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