



22 Frederick Street

Edinburgh

Rent

£110,000 per annum exclusive

VAT

All figures are quoted exclusive of VAT, if applicable.

Accommodation

Approximate net internal areas:

Ground Floor	834 sq ft	77.48 sq m
Basement	716 sq ft	66.50 sq m
Total:	1,550 sq ft	143.98 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Incentives

Substantial incentives available

PRIME LEASE FOR SALE

Property Highlights

- Substantial incentives
- Prime unit
- 834 sq ft on Ground

Location

Located in a prime position on Frederick Street with nearby occupiers including Barbour, Loake, Le Creuset, Trespass, North Face and Miller & Carter.

Description

The property comprises a prime retail unit with sales accommodation on ground floor and basement.

Tenure

The property is available by way of an assignment of the existing lease expiring 1st February 2029. There is a break clause on 1st February 2024.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

Subject to contract.

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NEWMARK

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Business Rates

Rateable Value	£71,100
Rates Payable (20/21)	£37,256

EPC

The EPC rating for the premise is E-77. Full Energy Performance Certificate available upon request.

Interested parties should make their own enquiries with City of Edinburgh Council (0131-344 2500).

Location Map



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