

# 26 North Bridge Edinburgh EH1 1QG

lot 18

**Heritable (Scottish Equivalent of English Freehold) Retail Investment**

- Let to D G A D J Victor Scott (t/a Victor Scott Kilt Makers)
- Excellent city centre location close to the landmark hotels, The Carlton and The Scotsman

- Nearby occupiers include Argos, Boots the Chemist, Specsavers, Pizza Express and Royal Bank of Scotland

Rent **£53,500** per annum exclusive (Subject to Note 2)



### Location

Estimated District Population: 475,000 (Edinburgh city centre)  
Miles: 400 metres south of Princes Street (Edinburgh's main retailing street)

Roads: A1, A7 and A720 (City By-pass)  
Rail: Waverly Train Station (400 metres)  
Air: Edinburgh Airport (8 miles)

### Situation

The property is situated on the east side of North Bridge, one of Edinburgh's main arterial routes and an extremely busy thoroughfare benefiting from its close proximity to the Royal Miles and Edinburgh Castle. Nearby occupiers include Schuh, Boots the Chemist, The Royal Bank of Scotland and Argos along with two of Edinburgh's premier hotels: The Scotsman and The Carlton.

### Description

The property comprises RETAIL ACCOMMODATION on the ground floor with STORAGE AND STAFF ACCOMMODATION at basement level. The upper floors are under separate ownership and currently provide OFFICE ACCOMMODATION.

### Tenure

Heritable (Scottish Equivalent of English Freehold).

### VAT

VAT is applicable on this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Sales Area	186.6 sq m (2,009 sq ft)	<b>D G A D J VICTOR SCOTT</b> (t/a Victor Scott Kilt Makers)	5 years from 01/07/2009 (1)	£53,500 (2)	30/06/2014
Basement	Staff and Storage	67.6 sq m (727 sq ft)				
<b>Totals</b>		<b>254.2 sq m (2,736 sq ft)</b>			<b>£53,500</b>	

(1) The existing lease is subject to a tenant only break option on 30th June 2012 (subject to six months' written notice).  
(2) The vendor has currently provided the tenant with a back letter (not annexed to the lease) detailing that the rent will be reduced to £52,500 per annum exclusive until completion of on-site works. The tenant's repairing obligation is limited until these works are complete. Furthermore, the rental deposit of £10,000 will be topped up to £13,375 when the works are complete.

### For further details please contact:

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