

151-155 Lothian Road Edinburgh EH3 9AA

lot 1

Heritable (Scottish Equivalent of English Freehold) Retail Investment

- 99 year lease let to A Jones & Sons Ltd until 2069
- Next rent review August 2010
- Well located retail unit within a busy city centre location
- Includes first floor dwelling house and separate storage space

Rent
£34,000
per annum
exclusive



Location

Estimated District Population: 475,000 (Edinburgh city centre)

Nearby: 500 metres south of Princes Street (Edinburgh's main retailing street)
250 metres from the Exchange District (Edinburgh's prime office district)

Roads: A7, A720, A90, M8

Rail: Waverley Railway Station, Haymarket Railway Station

Air: Edinburgh Airport

Situation

Lothian Road is located at the West End of Edinburgh city centre, linking Princes Street to the north and Tollcross to the south, and forms one of the main arterial routes into the city centre.

The property is situated on the east side of Lothian Road and benefits from an excellent footfall. Neighbouring occupiers include Caffè Nero, Baguette Express, Nando's and corporate occupiers such as Standard Life, Lloyds Banking Group and Scottish Widows.

Tenancy and accommodation

Address/Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
151-153 Lothian Road						
Ground	Retail	120.97 sq m (1,302 sq ft)	A JONES & SONS LTD (1) (t/a Jones Bootmaker)	99 years from 19/06/1970 until 01/08/2069	£34,000	01/08/2010 and 10 yearly thereafter
Basement	Staff/Storage/WC	100.42 sq m (1,080 sq ft)				
Store (Bread Street Lane) (2)	Storage					
155 Lothian Road						
First (3)	Residential	2 Bedroom Flat				
Totals		221.39 sq m (2,382 sq ft)			£34,000	

(1) A Jones & Sons Ltd was established in 1857 and currently trades from over 80 branches throughout the United Kingdom. (Source: www.jonesbootmaker.com)
(2) The lease incorporates additional storage space at Bread Street Lane. (3) The property includes a first floor dwelling house (two bedroom flat), separately accessed from 155 Lothian Road. The flat is currently sub-let by the tenant to a private individual.

For further details please contact:

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Description

The property, part of a traditional tenement building, comprises TWO ADJOINING RETAIL UNITS, currently forming a double unit providing OPEN PLAN SALES ACCOMMODATION on the ground floor with SEPARATE STORAGE AND STAFF ACCOMMODATION at basement level. Additionally the property benefits from RESIDENTIAL ACCOMMODATION on the first floor comprising a two bedroom flat, accessed from 155 Lothian Road, and ADDITIONAL STORAGE SPACE at Bread Street Lane.

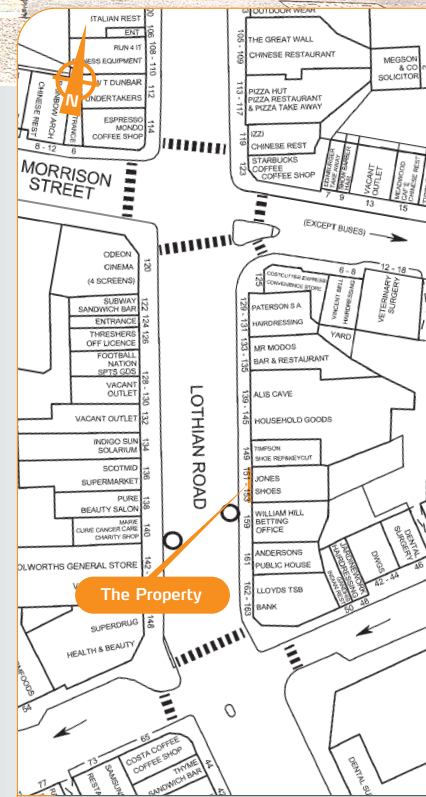
Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable on this lot.

Please note that the property adjoins Lot 56 in the catalogue



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