

# To Let

Prime Ground Floor Double-Fronted  
Café / Retail Unit - c.680 sq ft / 63 sq m

## 37 Marshall Street

Edinburgh  
EH8 9BJ

- Retail unit to let in a prominent corner position on Nicolson Square, between South Bridge and Potterrow.
- Benefits from Class 1A consent.
- Fantastic Southside location, on a thoroughfare with high levels of footfall.



## LOCATION

37 Marshall Street is located in the busy Southside area of Edinburgh on a well-established thoroughfare which runs between The University of Edinburgh's Bristo Square and one of the City's main roads into the city centre; South Bridge. The area has proved attractive to a large number of retailers, café and restaurant operators, bolstered by the high level of footfall and passing trade. Nearby occupiers include Blackwell's Bookshop, Sainsbury's, Caffè Nero, Tesco Express, KFC and Starbucks.



## DESCRIPTION

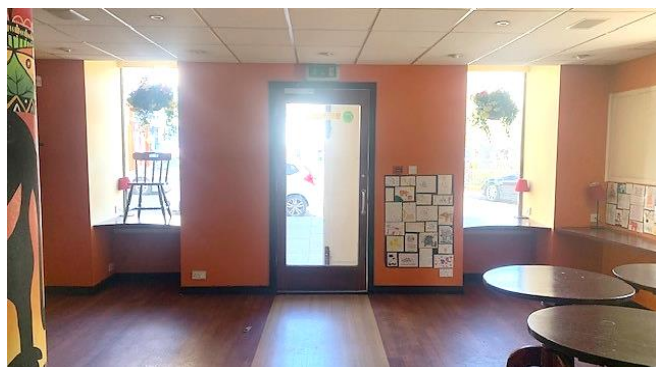
The subjects comprise a ground and lower ground floor, double-fronted retail unit with a small outside area and two points of access from both Marshall Street and Nicolson Square.

## ACCOMMODATION

The ground floor extends to c.680 sq ft / 63 sq m and there are WCs located on the lower ground floor.

## LEASE TERMS & RENT

The premises are available on a Full Repairing and Insuring basis on lease terms to be agreed. Quoting rent is available upon application.



## RATES

The incoming occupier will be responsible for the payment of Local Authority Rates.

The property has a rateable value of £23,600 and we advise interested parties to satisfy themselves on their rates payable.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTB payable.

## VAT

VAT will be charged on rent at the prevailing rate.

## VIEWING & FURTHER INFORMATION



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