



Retail Opportunity - Edinburgh Haymarket Train Station

TO LET - RETAIL OPPORTUNITY

Edinburgh Haymarket Station, EH12 5EY

An excellent business opportunity for the use of prime station space which can facilitate CTN / Grab and Go Food kiosk/pop up retail. The space is sited on the over-bridge at Edinburgh Haymarket Station

Location:

Haymarket Railway Station is the second largest railway station in Edinburgh after Waverley Station. The Station serves as a major commuter and long-distance destination, located near the city centre, in the West End. Trains from the station serve much of Scotland, including Fife and Glasgow, as well as suburban lines to the east, and the East Coast Main Line through to London King's Cross. It is the seventh busiest railway station in Scotland.

*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 2,980,000 for 2019/2020.

2,980,000 +
Annual station footfall*

ADVANCE  VENTURES





Retail Kiosk | Grab and Go Food

Property:

The space presents opportunity to locate a grab and go food kiosk or pop up retail. Water supply and drainage are not currently available. Nearby occupiers include M&S Simply Food, AMT Coffee and Luckie Beans Coffee.

Unit Size:

To be agreed.

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

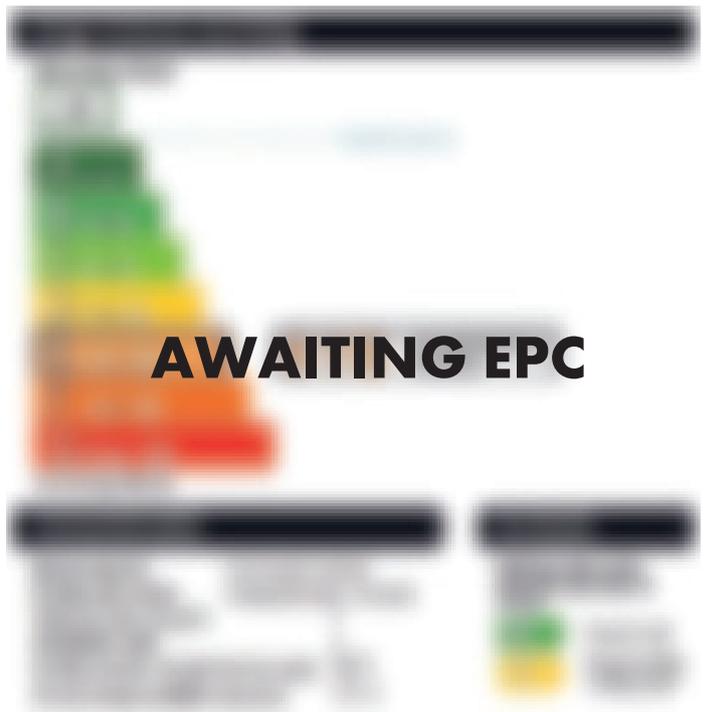
Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

EPC:



**For further details relating to this property,
please contact:**

Bradley Wallace

Portfolio Surveyor

enquiries@advanceventures.co.uk

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