



Cafe / Retail Unit - Haymarket Station

TO LET - CAFE / RETAIL UNIT

Haymarket Station, Haymarket Terrace,
Edinburgh EH12 5EY

This excellent business opportunity comprises a single cafe / retail unit on Platform 4 at Haymarket Station. The unit has connection to water and drainage. The unit is also connected to power and benefits from a glazed frontage with floor to ceiling windows.

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 and Road (ORR) record passenger entries and exits of 2,980,000 for 2019/2020.

2,980,000 +

Annual station footfall*

ADVANCE  VENTURES





Cafe / Retail Unit

Property:

The premises comprise a single cafe / retail unit located on Platform 4. The unit has connection to water, power and drainage.

The net internal floor area is as follows.

Unit Size:

Ground Floor: 62.06 sq.m. 668 sq. ft.

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.

Advance Ventures is acting on behalf of Abellio ScotRail LTD, a company registered in Scotland with company number SC450732 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.

EPC:



Inspection:

Viewings can only be carried out with prior notice by contacting:

enquiries@advanceventures.co.uk