



# To Let

## Business Opportunity

Café/Retail/Office Space

AVAILABLE NOW

**Edinburgh Haymarket Station,  
Haymarket Terrace  
EH12 5EY**

**2,980,000+**  
**ANNUAL STATION FOOTFALL\***

### Description:

This excellent business opportunity offers scope for various uses including cafe/retail/ office space. The unit has connection to three phase electricity. Water and drainage. The unit is sited on Platform 4 and benefits from a glazed frontage, floor to ceiling windows and internal access to washroom facilities.

### 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.*

**station  
spaces**

 **ScotRail**  
SCOTLAND'S RAILWAY



### Property:

The premises comprise two rooms that were previously used as a cafe with back preparation space. Located on Platform 4 between two key access points. The unit has connection to water, power and drainage. Dual frontage with double automatic glass doors.

### Unit size:

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

### Rates, services and 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.

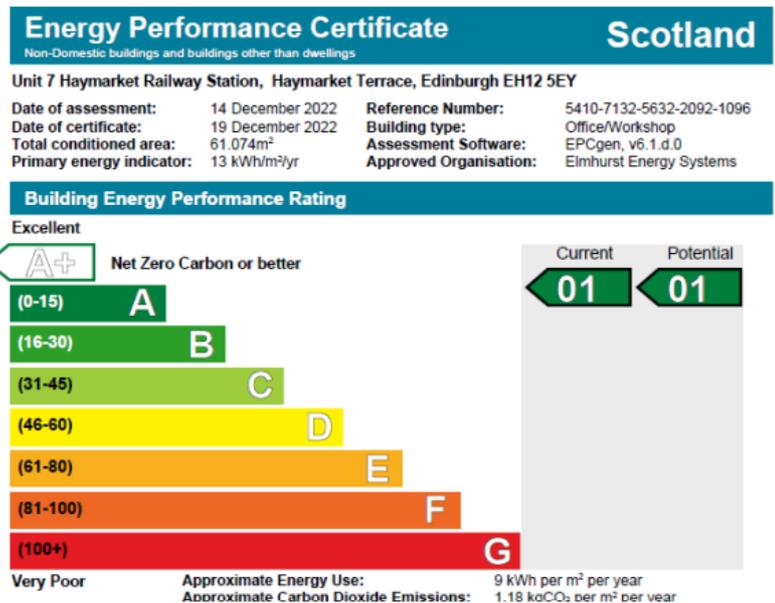
Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

### 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.



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

**[stationspaces@scotrail.co.uk](mailto:stationspaces@scotrail.co.uk)**

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