

DM HALL

To Let

Class 1A Premises



12 — 14 Earl Grey
Street, Edinburgh,
EH3 9BN

249.70 SQ M
2,688 SQ FT

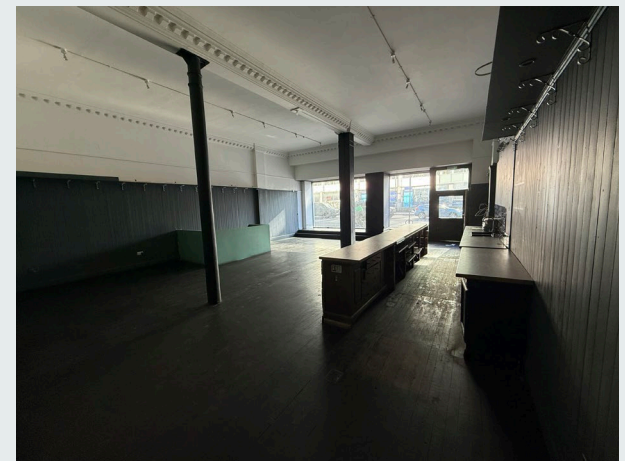
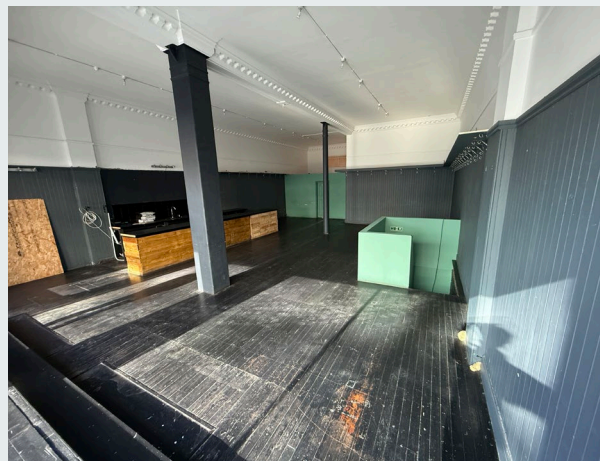
Property Details

- Flexible class 1A premises available on new FRI lease
- Located in established and desirable Tollcross/Fountainbridge district of Edinburgh
- Benefits from high levels of passing pedestrian footfall and vehicular trade
- Vacant and ready for occupation/new occupier fit out
- Highly visible frontage offering great visibility and display
- Offers over £46,000 per annum (exc. of VAT)

LOCATION:

The subjects occupy a prominent position lying on the West side of Earl Grey Street, in a block bound between West Tollcross and Fountainbridge. The subjects are located by the busy Tollcross Junction, which connects to Edinburgh Old Town, Haymarket, Fountainbridge, Bruntsfield and Marchmont.

Tollcross is a popular area with considerable amenities including shops, pubs, eateries, theatres, offices, hotels and housing. Earl Grey Street is mixed in character with primarily commercial and residential, characterised by traditional stone-built tenements and modern offices, typically with commercial use at street level.



Property Details

The exact location of the subjects can be seen on the appended map:

DESCRIPTION:

The subjects comprise a ground floor and basement premises which forms part of a larger some built traditional premises. The building is surmounted by what appears to be a pitched and slated roof, with a traditional shopfront incorporating three timber framed, single glazed display windows and a recessed timber entrance door with glazed insert.

Internally, the subjects are laid out to provide open plan class 1A space at ground floor level, with further ancillary storage and staff accommodation to the rear. There are two timber staircases located each to the front and the rear of the property that provide access to the basement, which provides further storage, staff and W/C accommodation.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows

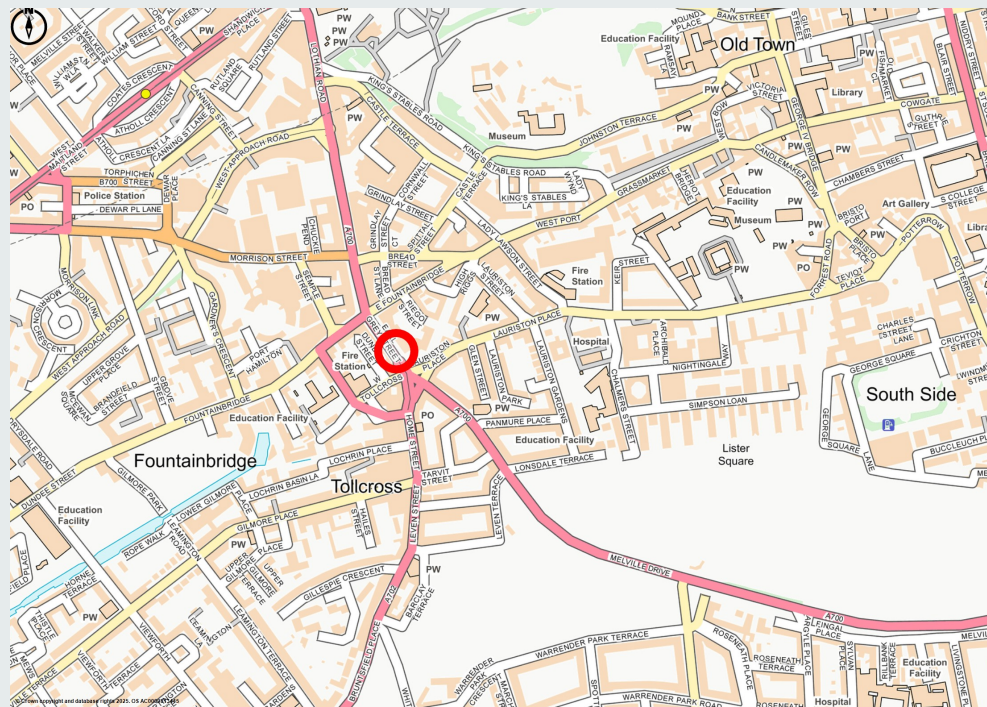
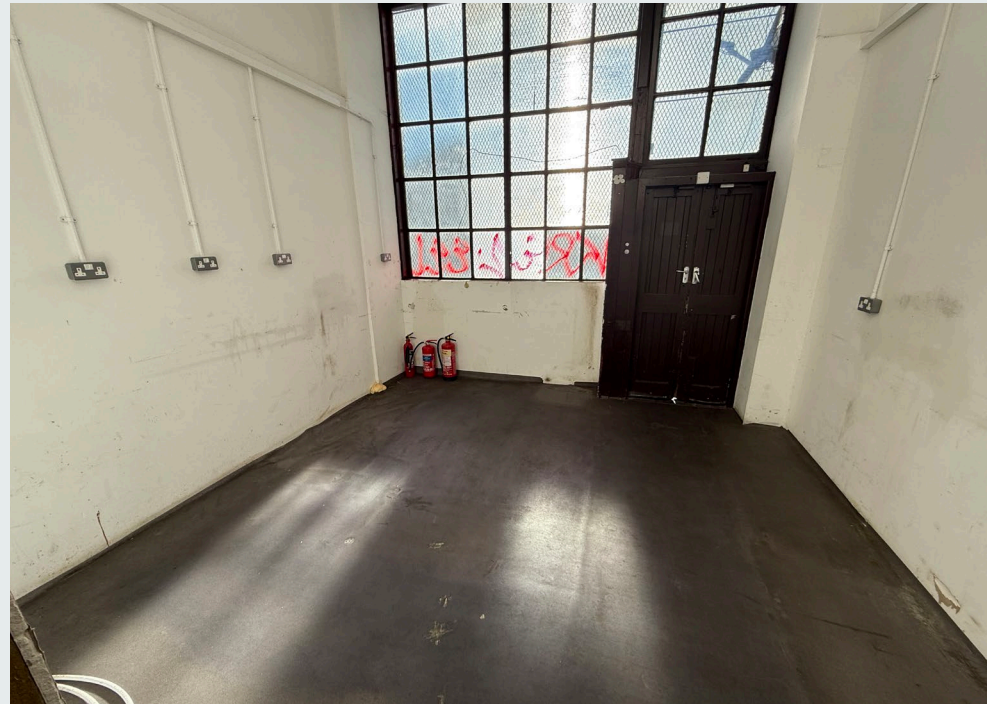
FLOOR	SQ M	SQ FT
Ground	142.38	1,533
Basement	107.32	1,155
TOTAL	249.70	2,688

SERVICES:

We understand the premises to benefit from mains electricity, water and sewerage.

LEASE TERMS:

The subjects are being offered on a new Full Repairing and Insuring lease for a term to be agreed, with a quoting rental of offers over £46,000 per annum.



Property Details

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is a B.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £25,400 per annum.

PROPOSAL:

All proposals to lease the premises should be directed towards the sole marketing agents on the below details.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MSC

DM Hall Commercial
17 Corstorphine Road

Murrayburgh House
Edinburgh, EH12 6DD

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