

DM HALL

To Let

Office / Studio



25 Nicolson Square,
BF02, Edinburgh,
EH8 9BX

97.35 SQ M
1,047 SQ FT

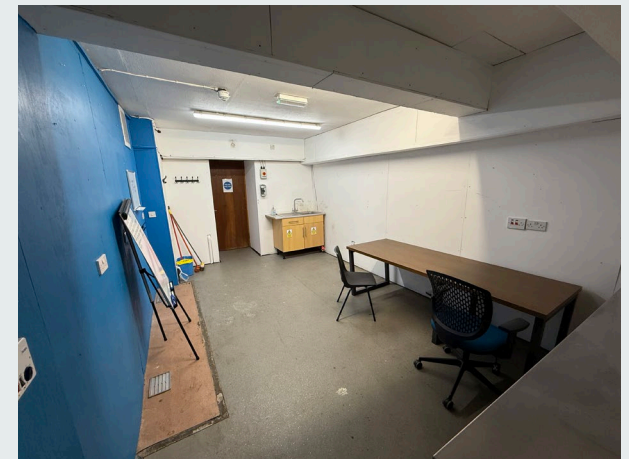
Property Details

- Lower ground/basement office/studio premises available on new lease arrangement
- Offered on Internal Repairing and Insuring basis
- Passenger lift access available via the main building
- Cost inclusive of rental, external repairs, building insurance, utilities and miscellaneous charges
- Located in established and desirable Newington/Pleasance district of Edinburgh
- Offers over £22,500 per annum (exc. of VAT)

LOCATION:

The subjects are situated on the South-West corner of Nicolson Square, close to the junction with Marshall Street. The area is of a mixed commercial and residential nature and is located approximately one mile South of Princes Street.

Nicolson Square is arranged around Nicolson Square Gardens, which are situated off the A7 Nicolson Street in the Newington area of Edinburgh.



Property Details

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

DESCRIPTION:

The subjects comprise part of the basement/lower ground floor level of a larger Category A listed and stone built church premises, with a partial rendered external finish and being surmounted by what appears to be a pitched and slated roof.

The unit itself is accessed via a set of lower ground stairs that are located to the front of the main building. The entrance door leads into a communal hallway with suite BFO5 itself found to the end of the corridor.

Internally, the suite offers open plan office/studio style accommodation space with a smaller space (previously used as a food prep area) located off the main suite. Communal W/C facilities are located down the rear corridor that is accessed via a timber swing double door.

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 |
|-----------------------|-------|-------|
| Basement/Lower Ground | 97.35 | 1,047 |

LEASE TERMS:

Our clients are seeking offers over £22,500 per annum on a new Internal Repairing and Insuring Lease for a term to be agreed. The lease shall further be inclusive of utilities, miscellaneous and external building fabric repairs.

ENERGY PERFORMANCE:

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



Property Details

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the premises has a rateable value of £9,200. Under the terms of the Small Business Bonus Scheme, any new occupier may qualify for 100% business rates relief.

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 maybe 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

0131 624 6130

edinburghagency@dmhall.co.uk

DM HALL



Regulated by
RICS

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