

# DM HALL

## To Let

Class 1A Premises



240A Portobello  
High Street,  
Edinburgh,  
EH15 2AU

44.09 SQ M  
475 SQ FT

# Property Details

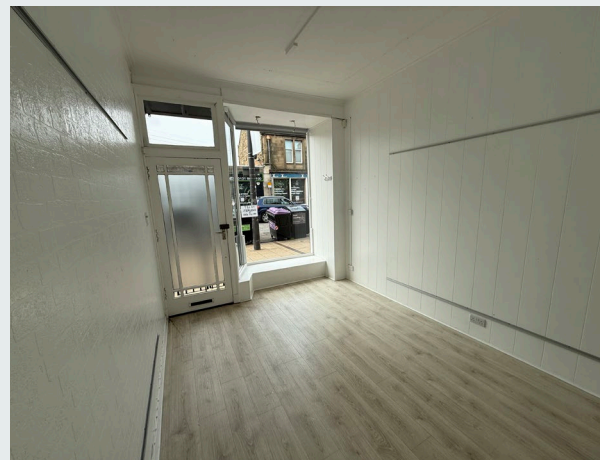
- Class 1A premises available on new FRI lease
- Located in highlighted established and desirable Portobello district of Edinburgh
- Benefits from excellent passing vehicular trade and high levels of pedestrian footfall
- Excellent residential and commercial catchment area with increased levels of footfall during summer months
- Rental offers over £8,000 per annum (VAT not payable)

## LOCATION:

Portobello is a popular and vibrant suburb within Edinburgh that is located approximately 3 miles east of the city centre and lies on the shore of the Firth of Forth, and boasts a popular promenade and beach. Portobello over recent years has become a vibrant place to live, work and socialise, and attracts ample amounts of tourists during the summer months.

The premises itself is located at the north-east end of the High Street and is surrounded by various local and national commercial occupiers within the nearby vicinity at ground floor level, and primarily residential dwellings at tenement level above.

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



**DESCRIPTION:**

The subjects comprise a ground floor and basement class 1A premises of traditional stone construction, contained as part of a larger two-storey premises that is surmounted by a pitched and slated roof.

Internally, the premises offers bright and well-conditioned open plan space at ground floor level, with a spiral staircase to the rear of the space leading downstairs to the basement. The basement offers further excellent and usable space via two generous sized rooms, that could be used for a variety of storage, office, staff accommodation. The premises benefits from a single W/C compartment at basement level and also offers a lower ground fire exit that leads to the rear lane behind the premises.

**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	ACCOMMODATION	SQ M	SQ FT
Ground	Sales, office	14.66	158
Basement (2 Rooms)	Office, storage, staff, W/C	29.43	317
TOTAL		44.09	475

**SERVICES:**

The subjects benefit from mains electricity, water and sewerage.

**LEASE TERMS:**

We are inviting offers over £8,000 per annum on a new Full Repairing and Insuring lease for a term to be agreed.

**ENERGY PERFORMANCE:**

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

**NON DOMESTIC RATES:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £2,625 per annum.



# Property Details

## PROPOSAL:

Any proposals to lease should be sent directly to 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:

We have been informed that VAT is not payable on top of rent.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



## Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MSC

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**DM HALL**



Regulated by  
**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors