

DM HALL

To Let/
May Sell

Class 1A Premises

5 St. Peter's
Buildings,
Gilmore Place,
Edinburgh,
EH3 9PG



64.08 SQ M
690 SQ FT

Property Details

- Suitable for a range of Class 1A uses
- Situated in a popular residential area
- Occupiers may benefit from 100% rates relief
- The premises benefits from high levels of passing vehicular and pedestrian traffic.
- Offers over £10,500 (Excl of VAT) Per Annum
- Offers over £120,000 (Excl of VAT)

LOCATION

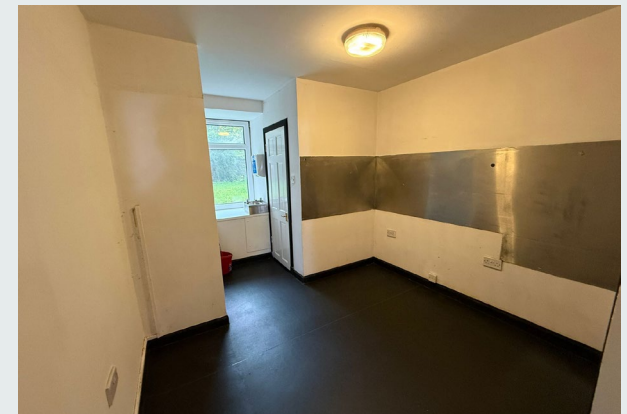
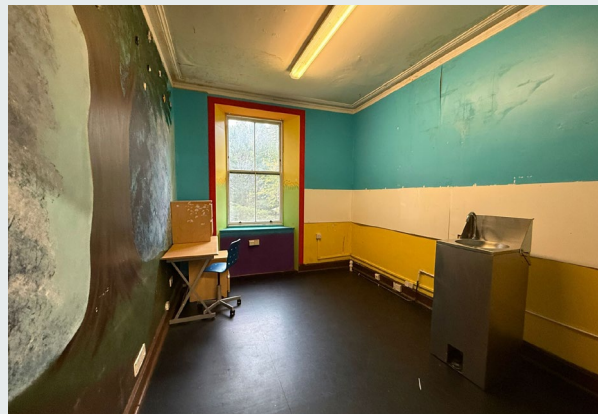
The subjects are situated within St Peter's Buildings, Gilmore place, within the Viewforth area of Edinburgh, close to Polwarth and approximately one mile southwest of the city centre. The surrounding area is a well-established and desirable district, popular with both residents and businesses due to its proximity to Bruntsfield, Fountainbridge, and Tollcross.

Viewforth and Polwarth offer a mix of traditional tenement housing and small commercial premises, with a variety of local amenities including cafés, bars, and independent retailers nearby. The area benefits from strong public transport links, providing convenient access to the city centre and wider Edinburgh area, while Harrison Park and the Union Canal are both within easy walking distance.

DESCRIPTION

The subjects comprise the ground and basement floors of a mid-terraced, five-storey and basement tenement building of traditional stone construction. The property benefits from a combination of roof structures, incorporating a flat roof, assumed to be finished in a felt-type covering, and a pitched slate roof.

The premises benefit from prominent display windows fronting St Peter's Buildings, with roller shutters providing additional security. Internally, the accommodation is arranged with a retail sales area to the front, leading to a back-of-house area accessed via a short flight of steps. The basement level, which benefits from natural light, provides additional accommodation and includes W/C facilities.



Property Details

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	35.31	380
Basement	28.77	310
Total	64.08	690

SERVICES:

The subjects benefit from electric, mains drainage and mains water services.

LEASE TERMS:

Our clients are seeking offers over £10,500 (Excl of VAT) per annum on a new Full repairing and Insuring lease, for a term to be negotiated.

SALE TERMS:

Our clients are seeking offers over £120,000 (Excl. VAT) for the outright purchase of our client's heritable interest. (Scottish equivalent of Freehold).

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5,700 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

PROPOSAL:

Any proposals to purchase/let should be sent directly to the sole letting/selling agents.

LEGAL COSTS:

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

VAT:

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

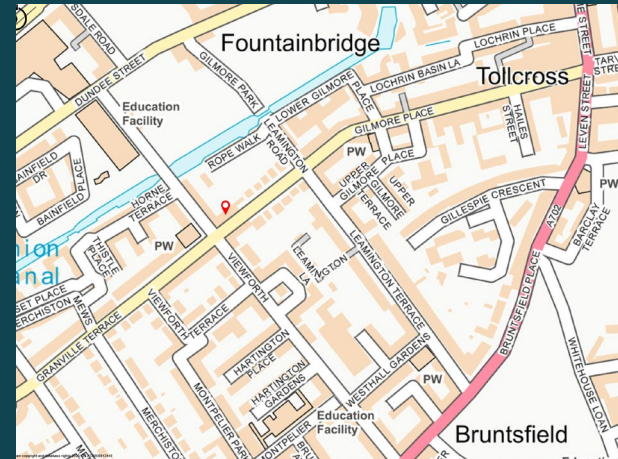
VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling 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

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DM HALL



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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