

DM HALL

To Let

Class 1A Premises

**5 Lochrin Place,
Edinburgh,
EH3 9QX**



**83.01 SQ M
894 SQ FT**

Property Details

- Suitable for a range of Class 1A uses
- Recently renovated to “Whitebox” condition
- Located in a popular, mixed-use area surrounded by residential, commercial, and student housing
- Occupiers may benefit from 100% rates relief
- The premises benefits from high levels of passing vehicular and pedestrian traffic
- Offers over £15,000 (Excl of VAT) Per Annum

LOCATION:

The subjects are situated on Lochrin place and occupy a prime central position in the highly sought-after Tollcross area, immediately adjacent to the city centre.

The location benefits from a robust mixed-use setting, combining residential, commercial, and student communities.

Key destinations, including Lothian Road, The Meadows and Bruntsfield Links are all within walking distance. The property benefits from excellent transport connections and lies in close proximity to the desirable neighbourhood of Bruntsfield.

Neighbouring occupiers include The Kings Theatre, Cameo Cinema, Subway and Tuk Tuk restaurant.

DESCRIPTION:

The subjects comprise the ground floor of a mid-terraced, five-storey 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 benefits from prominent display windows fronting Lochrin Place, with electrically operated roller shutters providing additional security. Internally, the accommodation is arranged with a large retail sales area to the front, leading to a back-of-house area incorporating W/C facilities. The property also benefits from a large mezzanine area accessible by a timber staircase to the rear.



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	55.45	597
Mezzanine	27.56	297
Total	83.01	894

SERVICES:

We understand the subjects benefit from electric, mains drainage and mains water services.

LEASE TERMS:

Our clients are seeking offers over £15,000 (Excl of VAT) per annum on a new Full repairing and Insuring lease, for a term to be negotiated.

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,500 per annum.

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

PROPOSAL:

Any proposals to purchase should be sent directly to the sole letting 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 we have been informed is not chargeable.

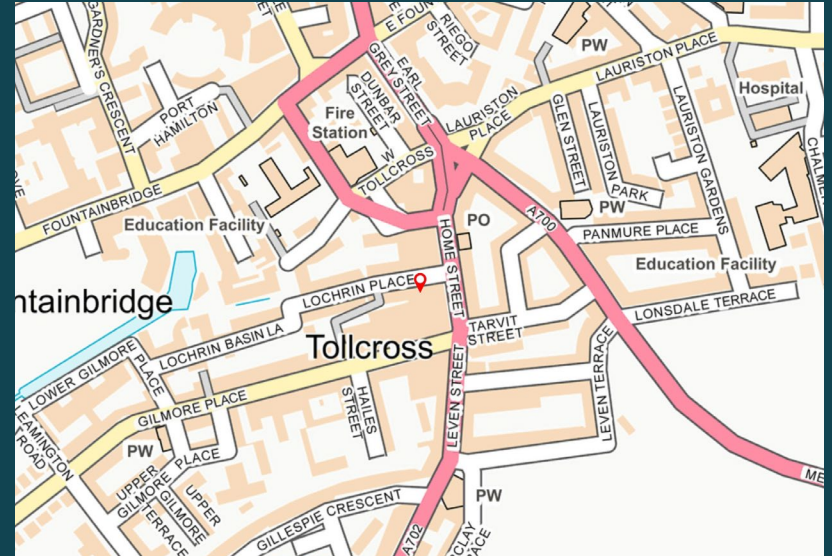
VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

DM HALL



Regulated by
RICS



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

Harry Pattullo MSC

Oliver Lawson MSC MRICS

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

centralagency@dmhall.co.uk

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