

TO LET

RESTRICTED CLASS 3 PREMISES

Prominently located within the
heart of Edinburgh's East End

Offers over £45,000 per annum

Extremely high levels of pedestrian
and vehicular passing trade

Premises extend to 154.44 sqm
(1662 sqft)

Garage suitable for up to 3 cars

Benefits from attractive large
glazed frontage

Situated opposite St James Quarter
& Omni Centre



WHAT 3 WORDS



6 PICARDY PLACE, EDINBURGH, EH1 3JT

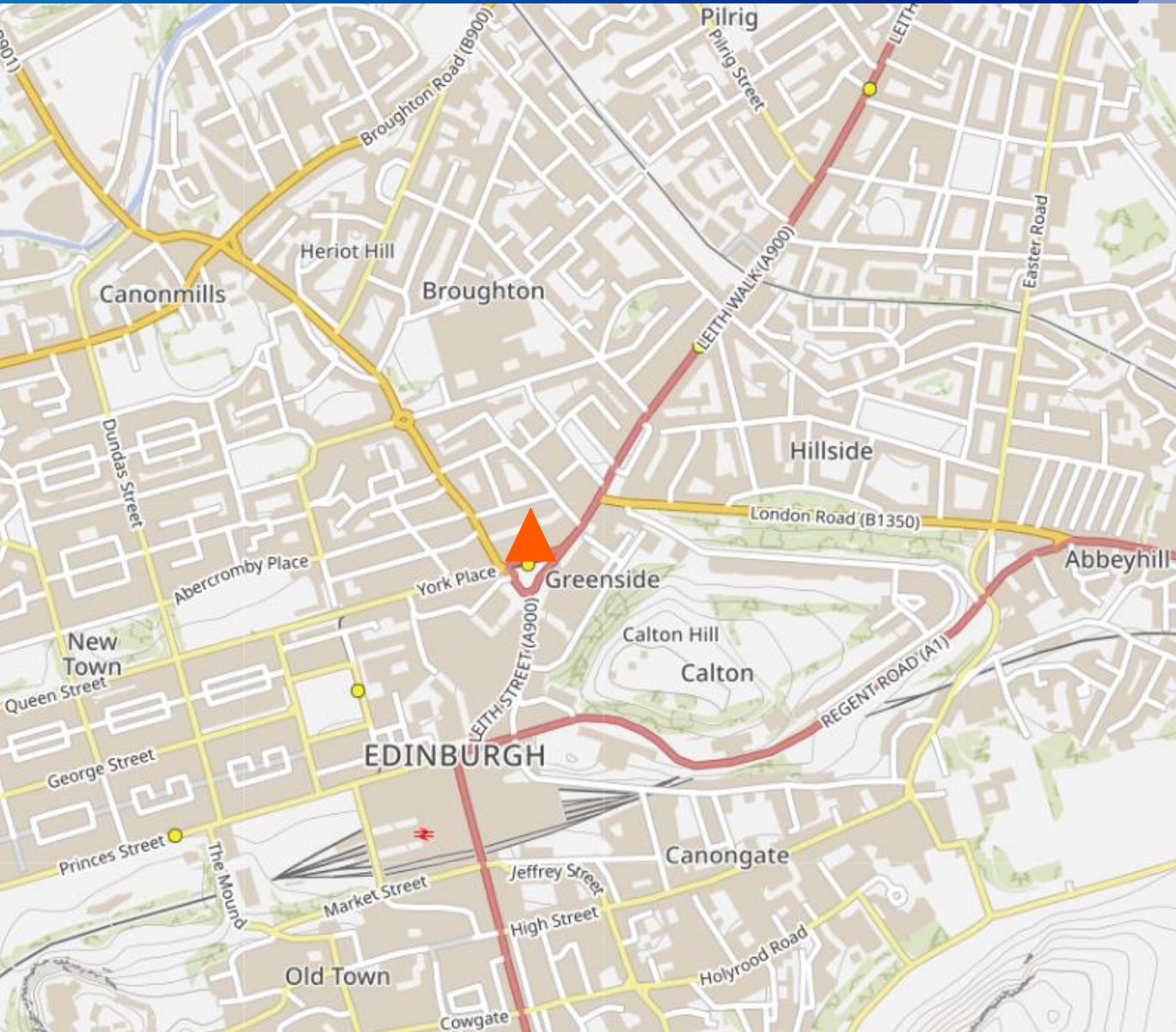
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Location

6 PICARDY PLACE, EDINBURGH, EH1 3JT



Location

The subjects occupy a prominent position on Picardy Place within Edinburgh's vibrant East End. The immediate vicinity has benefitted from significant development in recent years with the addition of St James' Quarter shopping centre which boasts a variety of high quality bars, restaurants and retailers as well as The Omni Centre which offers a further mix of leisure & retail experiences.

The extension of Edinburgh's Tram Service has connected York Place with Leith Walk, further improving the location's accessibility. The recent investment within the vicinity makes the area arguably Edinburgh's most sought-after mix-use neighbourhood. Commercial occupiers sharing the parade include Taco Bell, Tesco Express, Neilsons Solicitors & Estate Agents, & The Holiday Inn Express.



**Restricted Class 3 premises
within Edinburgh's East End,**



FIND ON GOOGLE MAPS



Description

6 PICARDY PLACE, EDINBURGH, EH1 3JT



Description

The subjects comprise a restricted Class 3 premises arranged over the ground & basement floors of an attractive Category B listed three-storey plus basement & attic mid terraced tenement with a single storey projection onto Picardy Place.

The ground floor comprises an open plan configuration to the front of the property as well as a further large room to the rear. The basement contains a garage suitable for up to three cars which is externally accessed via Broughton Street Lane. The basement can also be accessed internally from a stairwell connecting the ground and basement floors.

Accommodation

Description	m ²	ft ²
Ground Floor	91.83	988
Basement	62.59	674
TOTAL	154.44	1,662

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £45,000 per annum.

Rateable Value

The subjects are currently being reassessed following completion of the refurbishment.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

Planning

Previous planning history applications can be found below;

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/simpleSearchResults.do?action=firstPage>

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **January 2025**

