

## CLASS 1A PREMISES

- > LOCATED WITHIN THE ST LEONARD'S DISTRICT OF EDINBURGH
- > OFFERS OVER £16,000 PER ANNUM
- > PREMISES EXTENDS TO 51.05 SQM / 550 SQFT
- > LOCATED JUST SOUTH OF SALISBURY COURT STUDENT ACCOMMODATION
- > ARRANGED OVER GROUND FLOOR
- > DDA COMPLIANT
- > QUALIFIES FOR 100% RATES RELIEF
- > VERSATILE PROPERTY SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY PLANNING CONSENTS



**TO LET**

## 101 ST LEONARD'S EDINBURGH, EH8 9QY

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## LOCATION

The property is situated on the west side of St Leonard's Street between the junctions of Montague Street to the north and Bernard Terrace to the south. The premises is situated approximately half a mile south of the city centre.

The premises is located on a busy secondary retail parade popular with students within a mixed residential and commercial location. The property benefits from on street parking within close proximity to the subjects. Nearby commercial occupiers include a Lawyers, Macau Kitchen, hairdresser & Luxford Burgers and Lounge Bar.

## DESCRIPTION

The subjects comprise a Class 1A premises arranged over the ground floor of a 4 storey traditional mid terraced tenement.

Internally, the accommodation comprises a front sales area which offers a flexible space for office, retail or café use. There is also a back shop and WC compartment to the rear. The premises is available for occupation immediately.

## LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £16,000 per annum.



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

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	51.05	550
<b>TOTAL</b>	<b>51.05</b>	<b>550</b>

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

**RATEABLE VALUE**

The subjects are entered in the current Valuation Roll at a rateable value of £5,300 per annum which qualifies for 100% rates relief under the Small Business Rates Relief.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

**ANTI MONEY LAUNDERING REGULATIONS**

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> 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.

**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.

**VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

**EPC**

Released on application.



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