

TO LET

CLASS 1A PREMISES

Located Edinburgh's City Centre

Offers over £11,000 per annum

Highly prominent corner with excellent frontage on busy parade

Premises extends to 51.64 SQM (556 SQFT)

Situated in bustling mixed-use neighbourhood

Benefits from 100% Business Rates Relief

Suitable for a variety of uses subject to the appropriate planning consents



WHAT 3 WORDS



197 GILMORE PLACE, EDINBURGH, EH3 9PW

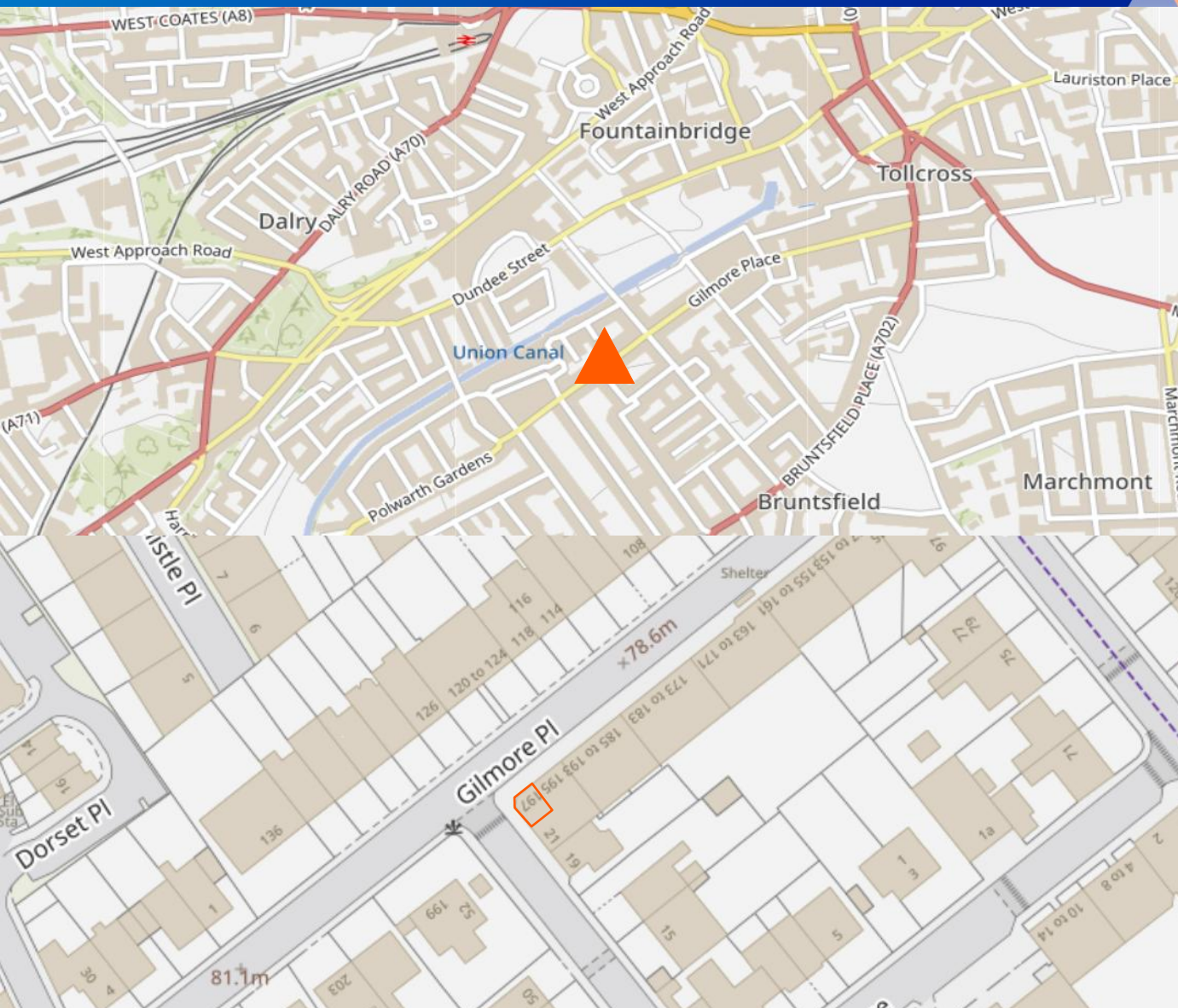
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Location

197 GILMORE PLACE, EDINBURGH, EH3 9PW



Location

The property is positioned on a highly prominent corner position on the south side of Gilmore Place at the corner with Viewforth Terrace to the west within close proximity to both Bruntsfield and Fountainbridge. The premises is situated approximately 1 mile southwest of the city centre with nearby public transport that allows a quick and easy access to & from Edinburgh city centre.

Additionally, the premises is situated within a mixed commercial/residential area comprising a mix of students, young professionals and families. The nearby occupiers include GB Motors, Viewforth Early Years Centre and Pure Property Management, as well as cafes, hairdressers and beauty shops.

**Class 1A premises in
Edinburgh City Centre**



GOOGLE MAPS



Description

197 GILMORE PLACE, EDINBURGH, EH3 9PW

Description

The subjects comprise a highly prominent Class 1A premises arranged over the ground floor of a traditional 5 storey stone built tenement. The property benefits from a return frontage, which encourages significant exposure for vehicular passing traffic and pedestrians & offers excellent branding opportunities.

Internally, the accommodation comprises an open plan space suitable for various retail, professional services, or leisure uses, subject to obtaining necessary planning consent. Additionally, there is a WC and kitchen/storage area to the rear of the property.

Accommodation

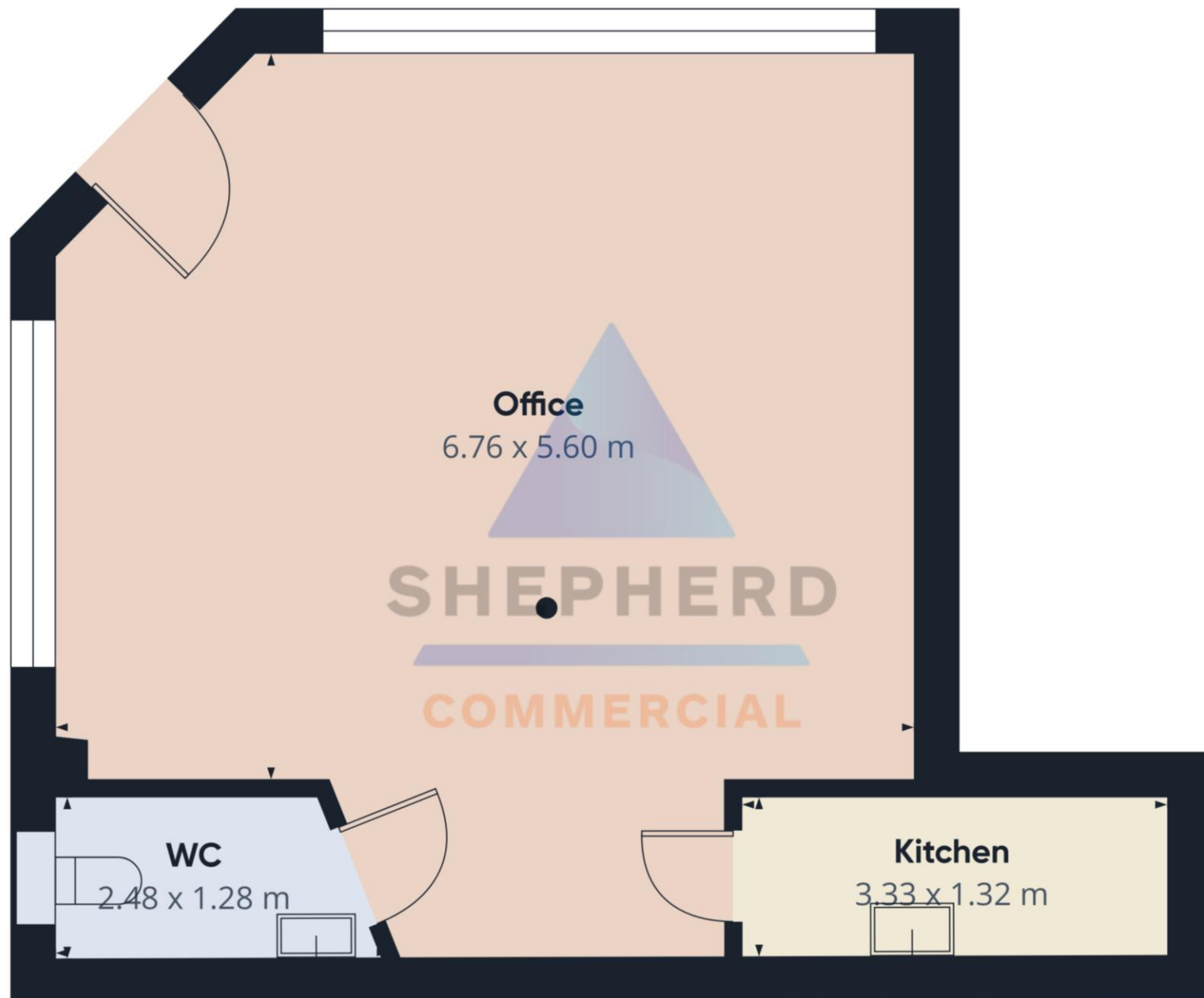
Accommodation	SQM	SQFT
Ground Floor	51.64	556
Total	51.64	556

The above floor areas have been provided on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and are subject to site measurements.



Floorplan

197 GILMORE PLACE, EDINBURGH, EH3 9PW





Price

Offers over £11,000 per annum are invited for the leasehold interest.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £9,000 which will allow for 100% rates relief subject to the owners/tenant's other commercial properties, if any.

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

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.



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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