

TO LET

CLASS 1A PREMISES

Located in the heart of Edinburgh New Town

Offers Over £14,000 per annum

Premises extends to 77.39 SQM
(833 SQFT)

Rarely available opportunity in a central location with extremely high levels of pedestrian and vehicular passing traffic

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

Large glazed frontage providing tenants with excellent exposure and scope for branding opportunities



WHAT 3 WORDS



154 DUNDAS STREET, EDINBURGH, EH3 5DQ

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Location

154 DUNDAS STREET, EDINBURGH, EH3 5DQ



Location

Dundas Street is in the Edinburgh's New Town and is known as one of the main vehicular thoroughfares, running north from Queen Street down towards Canonmills. Dundas Street is well-served by public transport, making it easy to reach key parts of Edinburgh and the Lothians.

The street acts as a corridor between the New Town and northern neighbourhoods including Stockbridge, Inverleith, and Leith. The street is lined with Georgian character with many residential and commercial properties.

More specifically, the subject premises is situated on the west side of Dundas Street, in a block bounded by Henderson Row to the north and Fettes Row to the south within the heart of Edinburgh's New Town.

The highly sought-after location hosts a variety of commercial occupiers including The Artisan Pasta Maker, Kitchens International, Marigotta & Clarks Bar.

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

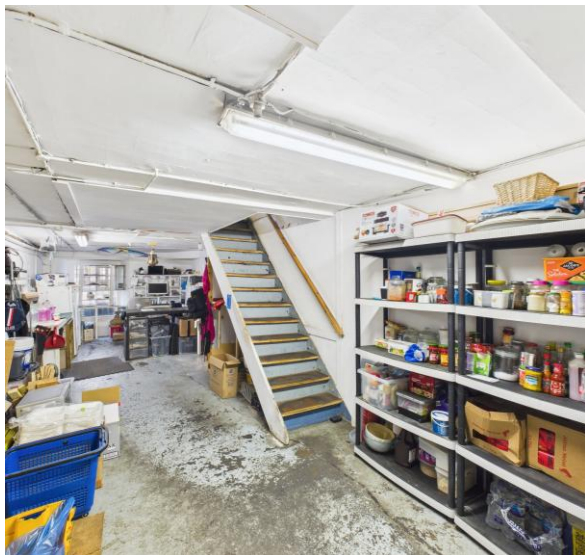


GOOGLE MAPS



Description

154 DUNDAS STREET, EDINBURGH, EH3 5DQ



Description

The property comprises a Class 1A premises arranged over the ground and basement floors of a four storey and basement mid terraced traditional Georgian tenement, under a pitched and slated roof.

Internally, the subjects are currently fitted out as a café premises. The ground floor has a service/counter area & a kitchen preparation area to the rear. The basement floor is currently used for storage purposes & has a wc facility.

The subjects benefits from a large glazed frontage that provides abundant natural light, creating a welcoming and pleasant space ready for tenant fit-out.

Accommodation

Accommodation	SQM	SQFT
Ground Floor	39.75	428
Basement Floor	37.64	405
Total	77.39	833

The areas above 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.



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 £14,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £10,300 which allow for 100% rates relief subject to the tenants 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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