



25A Thistle Street South West Lane, Edinburgh, EH2 1EW

- Category B Listed
- Self Contained Office
- Open Plan Office Accommodation
- Sought After Location
- Would Suit a Variety of Uses (STP)
- Extends To 168.74 Sq M / 1,817 Sq Ft



LOCATION

25A Thistle Street South West Lane is located just off Thistle Street, in the GoldenRectangle district of Edinburgh. It is in close proximity to George Street and Princes Street, Edinburgh's prime commercial addresses.

The area has a wide range of staff amenities and excellent public transport links. Waverley Railway Station is a short five minute walk away and nearby Princes Street is Edinburgh's principal bus and tram route.

DESCRIPTION

The subjects comprise of a Category B Listed mid-terrace traditional stone built office arranged over ground, first, second and third floors held under a pitched and slated roof.

Internally the office provides storage space at ground floor with good open plan office accommodation over the remaining three floors accessed via a timber stair. Kitchen facilities are located on the second floor with WCs on both the second and third floors. Internally the walls have been painted and plastered throughout with floors carpeted throughout.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Ground:	2.09 Sq M / 23 Sq Ft
First:	30.45 Sq M / 328 Sq Ft
Second:	69.89 Sq M / 752 Sq Ft
Third:	66.31 Sq M / 714 Sq Ft
Total:	168.74 Sq M / 1,817 Sq Ft



RENT

Offers over **£31,000** per annum are invited.

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of **£10,900**. The unified business rate is presently set at £0.466, excluding water and sewage, which are levied separately.

The property qualifies for 100% Business Rates Relief under the Small Business Bonus Scheme.

LEGAL COSTS/VAT

Each party has to bear their own legal costs. The purchaser will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

EPC

Available upon request.

To arrange a viewing contact:



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Surveyor
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: April 2018