TO LET

PRIME GROUND FLOOR OFFICE PREMISES



55 Frederick Street, Edinburgh, EH2 1LH



- Prominent ground floor office premises
- Situated in the golden rectangle of Edinburgh City Centre
- Offers in excess of £35,000 per annum
- Premises extends to 160m² (1,724ft²)
- Excellent five window frontage onto Frederick Street
- High levels of pedestrian and vehicle traffic
- Suitable for Class 2 office use subject to consents

VIEWING & FURTHER INFORMATION: Enquiries should be directed to:

Shepherd Chartered Surveyors 12 Atholl Crescent Edinburgh EH3 8HA

Tel: 0131 225 1234

Contact:

Steven Clarke

Email: steven.clarke@shepherd.co.uk

Emily Anderson

Email: emily.anderson@shepherd.co.uk

www.shepherd.co.uk

VALUATION • SALES AND LETTING • ACQUISITION • RENT REVIEW • INVESTMENT • DEVELOPMENT • RATING • BUILDING SURVEYING • PROPERTY MANAGEMENT



LOCATION

The subject premises is located on the east side of Frederick Street between Queen Street to the north and Thistle Street to the south within the prime city centre of Edinburgh. Frederick Street is the main vehicular thoroughfare leading traffic between George Street and the New Town/Stockbridge and contains a mixture of local and national leisure, office and retail occupiers.

DESCRIPTION

The subjects comprise a multi-windowed office premises arranged over the ground floor of a 4 storey and basement traditional terraced tenement. Internally the premises benefits from an open plan office area, two rear cellular offices/meeting rooms with a tea preparation area and WC facilities to the rear also.

ACCOMMODATION

We calculate that the subjects net internal area extends to approximately;

Ground Floor 160m² 1,724ft²

Total: 160m² 1,724ft²

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £19,900 per annum.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement.



LEASE TERMS

The subjects are offered on a full repairing an insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £35,000 per annum.

VAT

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

FPC

Released on application.

LEGAL COSTS

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

VIEWINGS

By Appointment Only.







Steven Clarke

E-mail: steven.clarke@shepherd.co.uk
Emily Anderson

E-mail: emily.anderson@shepherd.co.uk

Tel: 0131 225 1234 www.shepherd.co.uk

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 only 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.