

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
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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

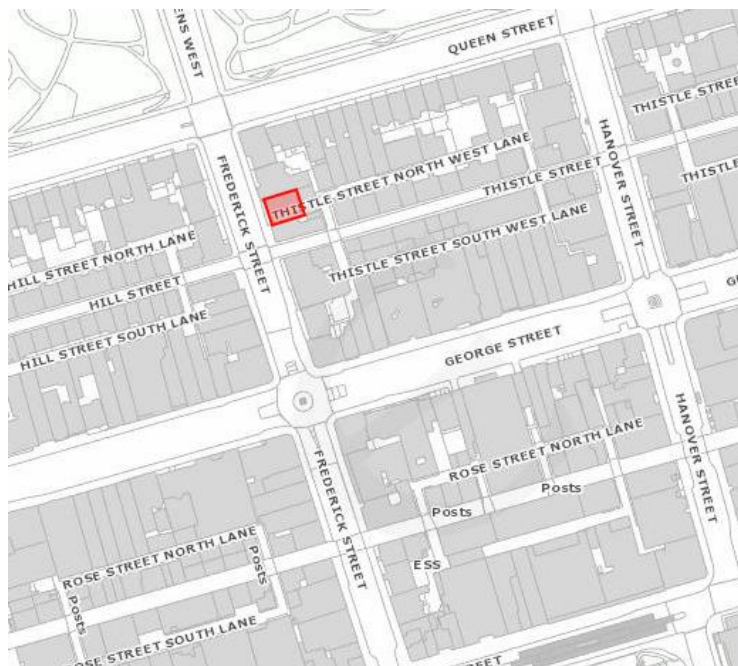
We calculate that the subjects net internal area extends to approximately;

Ground Floor	160m ²	1,724ft ²
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 and 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.

EPC

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.

