



51 South Bridge, Edinburgh EH1 1LL

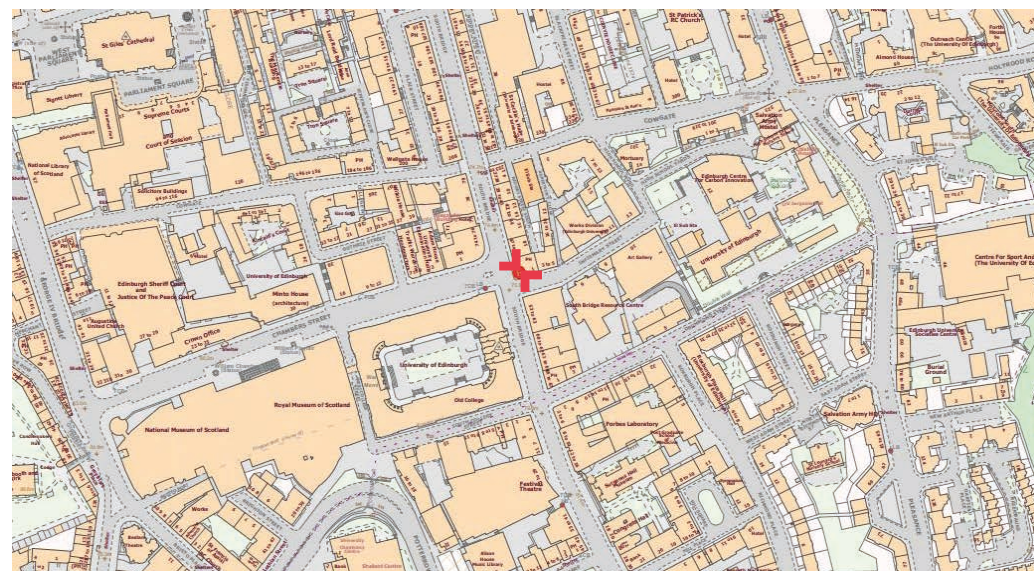
- Prominent Location
- Office Extends To 1,484 sq ft / 137.83 sqm
- Excellent Transport Links

LOCATION

The subjects are located in the heart of Edinburgh's historic Old Town and more specifically located at the junction of South Bridge and Infirmary St, which sits directly opposite Chambers Street. The premises are in close proximity to a variety of forms of public transport which include: Edinburgh Waverley Train Station, Airlink Bus Service and local bus services. Nearby premises are a mixture of office, retail, restaurant and hotel operators to include Ibis Hotel, Costa Coffee, Sainsbury's Local and Café Nero.

DESCRIPTION

The subjects comprise a large first floor office contained within a basement plus 3 storey and attic traditional stone-built tenement held under a pitched and slated roof. Internally, the premises provide cellular office accommodation comprising of 3 large and 3 smaller offices, tea prep and extensive storage.



FLOOR AREA

| | Sq Ft | Sq M |
|-------|-------|--------|
| Total | 1,484 | 137.83 |

PRICE

Price available on enquiry.

RATEABLE VALUE

The property is required to be reassessed.

LEGAL EXPENSES AND VAT

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

EPC

Available upon request.

To arrange a viewing please contact:



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IMPORTANT NOTICE

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6. Date of Publication: November 2019