

**\*579 STUDENT BED DEVELOPMENT – COMING JULY 2017**



\*image subject to planning

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**SPACE FOR  
LEASE**

**UP TO 9,000 SQ FT  
(836 SQ M)**

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**RETAIL  
COMMERCIAL  
LEISURE**

**102 ST LEONARD'S STREET, EDINBURGH**





# Location

Edinburgh City Centre has a population of 447,600 persons with a wider Edinburgh City region population in the order of 1.3 million.

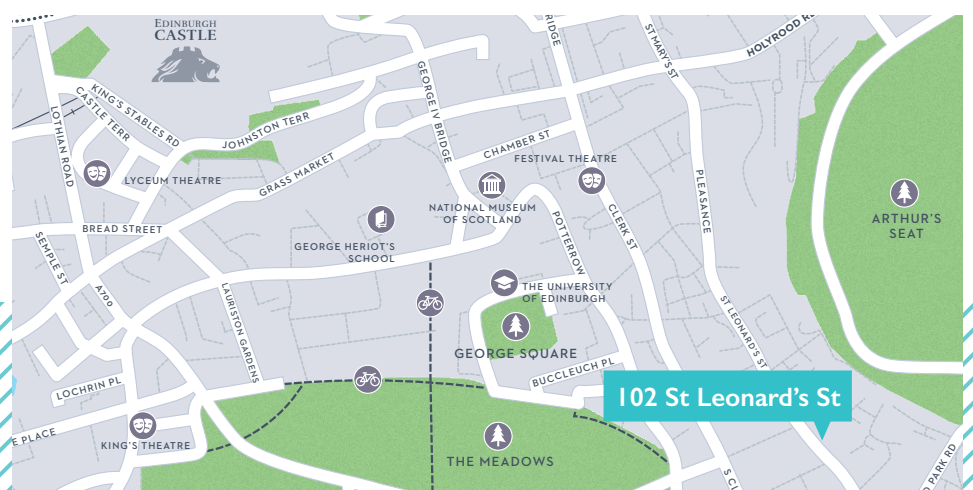
The subjects are situated approximately 1.5 miles south of Edinburgh City Centre close to the junctions of Parkside Street and Lutton Place.

The premises are bounded by a residential development at Parkside Terrace to the north-east, St Margaret's and St Leonard's Church to the south-east and south-west of the site by St Leonard's Street. The area is predominately residential in nature.



## Key

- 1 Pollock Halls Residence
- 2 Royal Commonwealth Pool
- 3 John McIntyre Conference Centre
- 4 Summerhall
- 5 The Queen's Hall
- 6 National Library of Scotland
- 7 Meadows Tennis Courts
- 8 Quatermile Apartments
- 9 Festival Theatre
- 10 McEwan Hall
- 11 Usher Hall



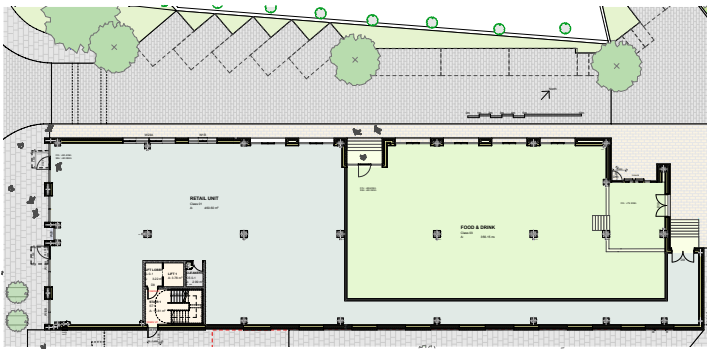


## Description

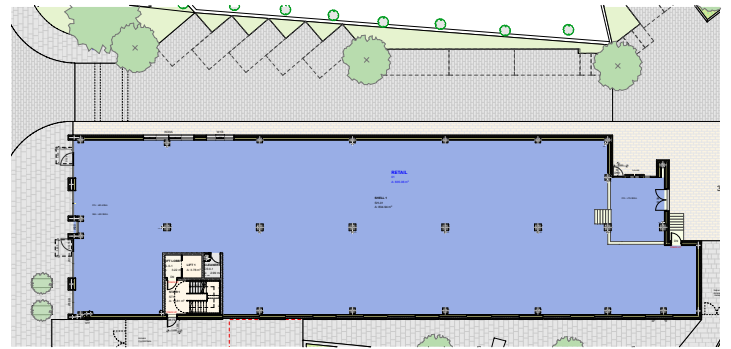
The subjects will comprise the ground floor of a four storey, 579 bed student residential development, providing up to 9,000 sq ft of commercial space, with prominent frontage onto St Leonard's Street.

Our clients would consider leasing as a whole or alternatively are willing to consider subdivision. The subjects will be finished to developer's shell specification, with the tenant responsible for fit-out.

Possible subdivision option



Unit as a whole



## Accommodation

The unit will comprise approximately 9,000 sq ft (836 sq m) of commercial accommodation. There will be 10 private car parking spaces.

Net frontage	16.0 m
Shop depth	51.98 m

## Planning

The premises to have the benefit of Class 1 (Retail) and Class 2 (Financial/Professional) consent, with potential for alternative uses, subject to planning.



## Lease

The subjects are offered for a minimum lease period of 10 years, with 5 yearly upward only rent reviews to open market value.

## Rental

Upon application.

## EPC

The subjects are not yet EPC rated.

## Rating

The accommodation has yet to be assessed for rating purposes.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction. The ingoing tenant will also be responsible for Land and Buildings Transaction Tax and any VAT incurred thereon.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT. Any intending lessee must satisfy themselves independently as to their instance of VAT in respect of any transactions.



## Viewing / Further Information

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