

CLASS 1 / 2 / 3 PREMISES

- > GROUND FLOOR AND BASEMENT
- > LOCATED IN THE STOCKBRIDGE AREA OF EDINBURGH
- > **OFFERS OVER £50,000 PER ANNUM**
- > PREMISES EXTENDS TO 421 SQM / 4,535 SQFT
- > LARGE RETAILING DOUBLE FRONTAGE
- > SUITABLE FOR A VARIETY OF USES
- > POTENTIAL FOR RESTAURANT USE SUBJECT TO PLANNING CONSENT



TO LET

48 HAMILTON PLACE, EDINBURGH, EH3 5AX

CONTACT: Steven Clarke, steven.clarke@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

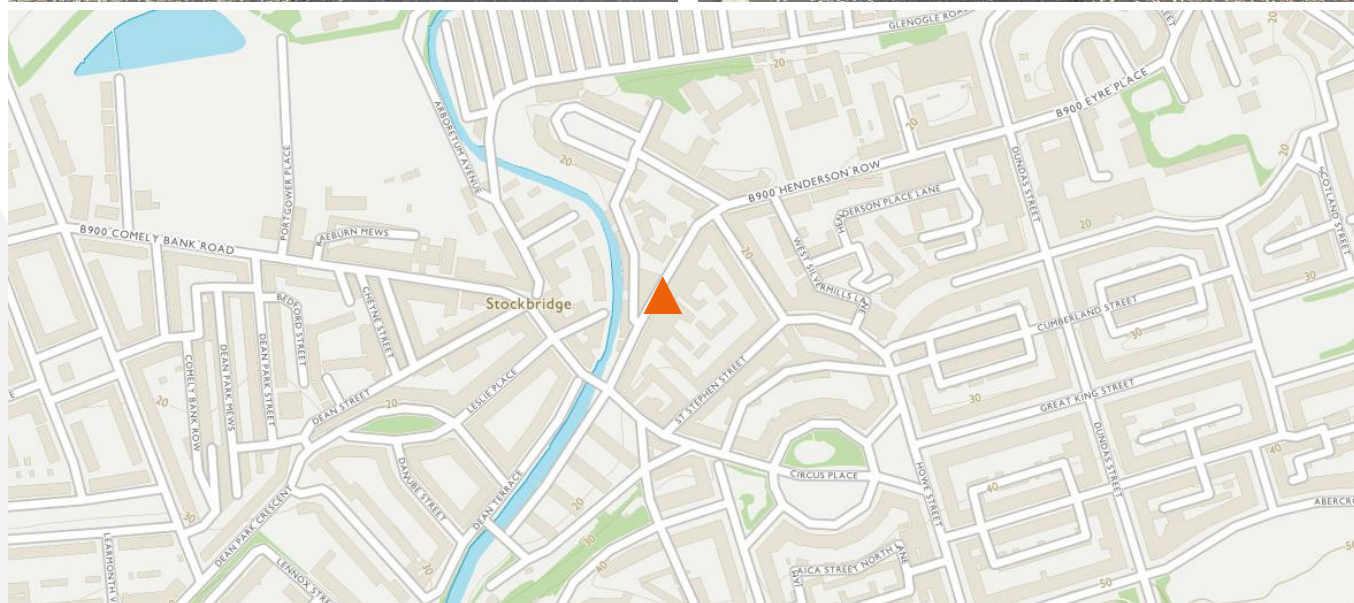
The property is situated on the south side of Hamilton Place close to the junction with Clarence Street to the east within the popular Stockbridge area of Edinburgh approximately 1/2 mile to the north of the city centre. The premises is situated in close proximity to Raeburn Place on a popular stretch of Edinburgh's Water Of Leith. Nearby occupiers include Fortitude Coffee, Grams, Scotmid & Alpine Bikes.

DESCRIPTION

The subjects comprise a bright double windowed class 1 premises arranged over the ground and lower ground floor of a 4 storey and basement terraced tenement. Internally the subjects comprise an extensive open plan retail space, staff room and WC on the ground floor as well as a secondary emergency exit. The lower ground floor benefits from stair access down into a large open plan space currently used for retail storage, workshop & additional WC facilities. The lower ground floor also benefits from a rear exit into a share car park as well as benefiting from a second stair case which is currently blocked up but leads back up to ground floor.

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 £50,000 per annum.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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www.shepherd.co.uk



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ACCOMMODATION	SqM	SqFt
Ground Floor	247	2,662
Basement	174	1,873
TOTAL	421	4,535

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £30,700 which will result in net annual payable rates of £15,043. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

VAT

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

EPC

Released on application.

PLANNING

The property would be suitable for retail use under its existing planning class however the client is exploring feasibility for class 3 restaurant use and class 2 office use.

LEGAL COSTS

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



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