

TO LET
STORAGE

 GRAHAM
SIBBALD



2 Bells Brae,
Dean Village,
Edinburgh

- Well Sized storage unit at 530Sqft.
- Excellent city centre location.
- Would suit a variety of uses.

LOCATION

The subjects are situated within the Dean Village district of Edinburgh, approximately 1/4 of a mile to the north of the City Centre. The location to which the property sits is primarily of a residential nature, however there are a number of commercial occupiers in the immediate vicinity.

The subjects are located within walking distance of the West End business district of Edinburgh and offers excellent commuter routes to and from all areas outwith the City Centre. More precisely, the subjects lie on the South Side of Bells Brae, close to its intersection with Queensferry Street to the north which provides direct access to the City Centre and Dean Path to the south which provides direct access to Orchard Brae and the affluent suburb of Stockbridge.

DESCRIPTION

The subjects comprise a self-contained former Ice Store which has recently been used for personal training and gym facility purposes. The premises are held under Belford Road with no occupiers to the side or above, and the property being very much self-contained.

Would suit a variety of uses from Car parking to miscellaneous storage.

LEASE TERMS

Offers in the region of £6,000 per annum are sought.

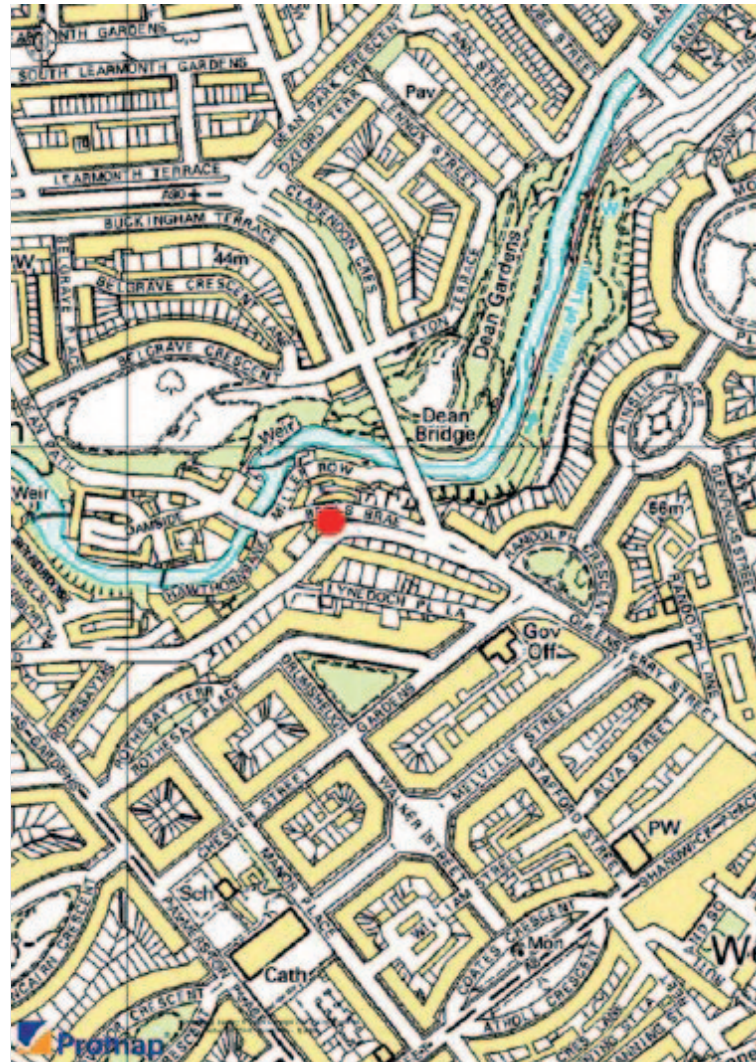
ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition and we have calculated the following net internal area:-

53 sq m (570 sq ft)

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction however, the ingoing tenant will be responsible for any registration dues, land tax and VAT incurred therein.



To arrange a viewing contact:



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Surveyor
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: June 2018