

TO LET

Commercial Unit, The Canongate Venture, Edinburgh, EH8 8BH

- 240 sq m (2,583 sq ft) with an additional 185 sq m (1,991 sq ft) of external roof terrace space.
- Commercial (Class 3) premises available
- Ideal for a restaurant and/or bar
- Situated amongst 21 high end hotel apartments
- Located in the heart of Edinburgh's New Waverley development
- Roof terrace (consented for use)
- Separate club bar



***Under construction,
completion due Summer 2019***

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[Knight Frank.co.uk/edinburgh](http://KnightFrank.co.uk/edinburgh)

2 Castle Terrace, Edinburgh, EH1 2EL



Location

The Canongate Venture is uniquely located in the heart of Edinburgh's city centre, forming a central part of the New Waverley mixed use development scheme. Edinburgh's world renowned historical Royal Mile abuts the property to the south whilst the main shopping provision is provided by Princes Street to the North St James Centre development, due to complete in 2020. The property benefits from excellent train connections with Waverley train station being located less than a 5 minute walk from The Canongate Venture.

Description

The Canongate will provide the main hub to the New Waverley Development. The property is a former C-listed Victorian schoolhouse and, upon completion, will provide commercial space in fully serviced, shell finish condition benefitting from Class 3 consent.

Accommodation

We estimate that the commercial premises will comprise of the following areas:-

Description	Sq M	(Sq Ft)
Ground floor "restaurant shell"	180	1,937
First floor "bar shell"	60	646
First floor Outdoor Terrace	185	1,989

***Please note measurements have been taken from building plans.**

Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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- VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.

EPC & Rateable Value

These will both require to be assessed upon completion of works and will be provided to interested parties in due course.

Lease Terms

The accommodation is available To Let on flexible Full Repairing & Insuring Terms. Further information is available on request from the sole agent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

Viewings/Further information

Viewing of the property and any further information can be provided by the sole letting agent.

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