

CLASS 1A PREMISES

- > LOCATED IN THE FOUNTAINBRIDGE DISTRICT OF EDINBURGH
- > ARRANGED OVER GROUND & BASEMENT FLOORS
- > OFFERS OVER £18,000 PER ANNUM
- > HIGHLY PROMINENT CORNER WITH EXCELLENT FRONTAGE ON BUSY PARADE
- > PREMISES EXTENDS TO 102.93 SQM/ 1,108 SQFT
- > SITUATED IN BUSTLING MIXED-USE NEIGHBOURHOOD
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO CONSENT
- > OPPOSITE THE NEW 225 BEDROOM NOVEL STUDENT ACCOMMODATION WITH FURTHER MIXED DEVELOPMENT PLANS FORECAST



TO LET

1 DUNDEE TERRACE, EDINBURGH, EH11 1DL

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk
Hannah Barnett hannah.barnett@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk



LOCATION

The property is positioned in a highly prominent corner position directly opposite Victor Paris on the south side of Dundee Terrace at the corner of Fowler Terrace to the east within the Fountainbridge district of Edinburgh situated approximately 1.5 miles south west of Edinburgh's city centre. The subjects are located on a busy arterial route leading traffic east towards Tollcross and west towards Dalry and Gorgie on a well-established secondary retail parade which benefits from a mix of local and national traders.

There has been extensive investment in the area over recent years with more development plans forecast. The 225 bedroom Novel Student Accommodation development populates the area with students, creating a vibrant neighbourhood. Neighbouring occupiers include; The Post Office, M&D Green Chemist & Sainsbury's. The popular resultant and entertainment hub, Fountain Park is a short walk from the property.

DESCRIPTION

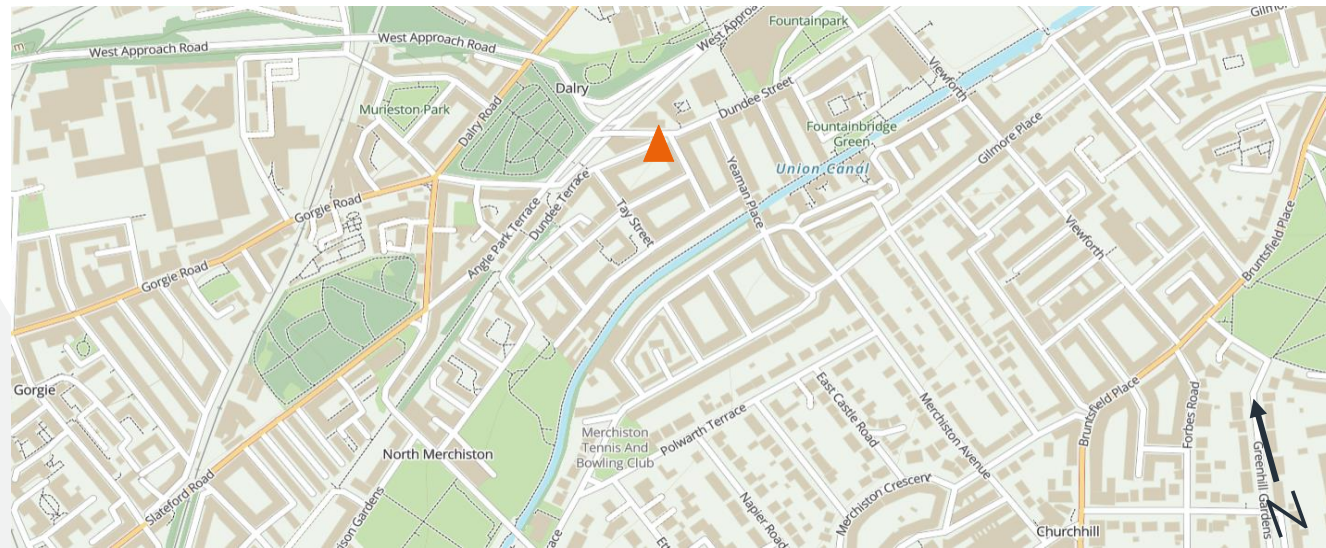
The subjects comprise a highly prominent Class 1A premises arranged over the ground and basement floors of a traditional four storey stone built corner tenement. The ground floor comprises an open plan space suitable for various retail, café, professional services or leisure uses, subject to obtaining necessary planning consents. The basement, accessed via a hatch, also benefits from extensive storage facilities.

The property benefits from a return frontage, which encourages significant exposure for vehicular passing traffic and pedestrians & offers excellent branding opportunities.

LEASE TERMS

The subjects are offered on a full repairing an insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £18,000 per annum.

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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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
Ground Floor	61.92	667
Basement Floor	40.96	441
TOTAL	102.93	1,108

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 £11,300 which will allow for 100% rates related subject to the owners/tenant's other commercial properties, if any.

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.

LEGAL COSTS

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

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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