

TO LET / MAY SELL



**A RARE OPPORTUNITY TO
SECURE OPEN PLAN STUDIO/
OFFICE ACCOMMODATION IN
EDINBURGH'S WEST END**

**16 Canning Street,
Edinburgh, EH3 8EG**

- > Ideally located in the heart of Edinburgh's West End
- > No.16 forms part of an exciting new development
- > Open plan accommodation extending to 125 sqm (1,350 sq ft) - NIA
- > Potential for subdivision to create two units of 53 sqm (570sq ft) & 94 sqm (1,011 sq ft)
- > Suitable for a variety of business uses (STP)
- > Rent on application



CGI Image showing proposed frontage

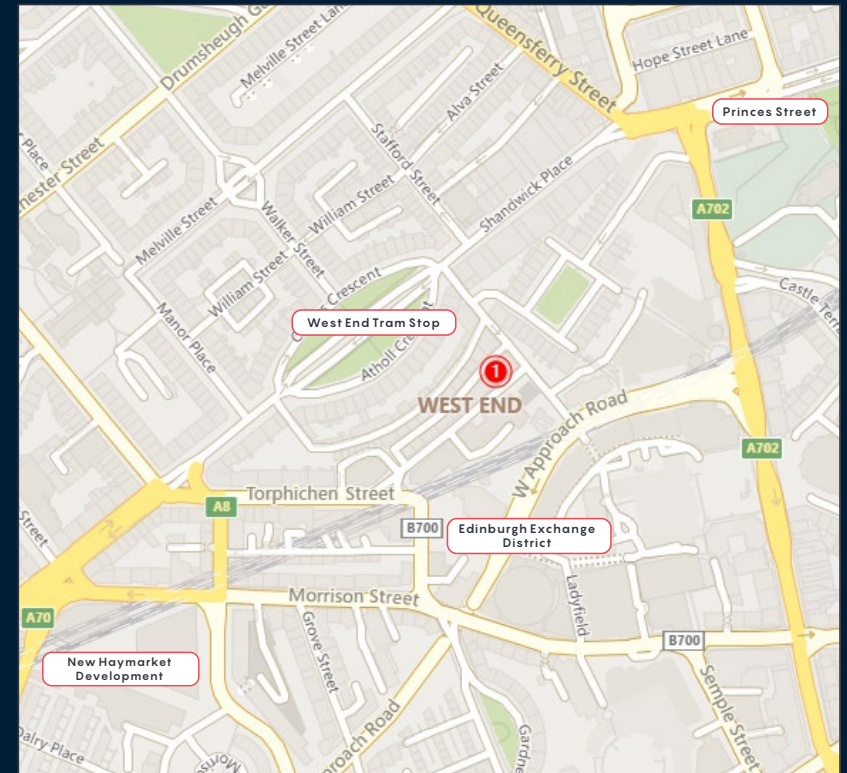
LOCATION

Edinburgh's West End is a vibrant and historic area known for its blend of traditional and modern architecture. With an excellent mix of office buildings, popular shops, restaurants and leisure facilities, Edinburgh's West End is considered to be the city's premier business district.

The West End also benefits from its central location, making it easily accessible for both residents and visitors. With good transport links and a thriving community, it provides a dynamic environment for networking and collaboration.

More specifically, the subjects are prominently located on Canning Street which connects Prince Street/Shandwick Place with Edinburgh's Exchange District. The immediate locality is of a mixed nature with attractive residential mews properties and modern commercial spaces. The subjects are in the immediate vicinity of Rutland Square, Shandwick Place and Edinburgh West End Tram stop and are also within a 5 minute walk of the New Haymarket Development and Princes Street.

<u>Connectivity</u>	<u>Miles</u>
West End Tram Stop	0.1
Haymarket Train Station	0.4
Edinburgh Waverley Train Station	1
Princes Street	0.4
Edinburgh's Financial District	0.1



CANNING STREET DEVELOPMENT

Our client is currently undertaking the first phase of an exciting new development on Canning Street/Canning Street Lane which will feature the redevelopment of existing mews buildings, offering a range of unique, creative and distinctive high-profile commercial space benefiting from heightened gable glazing. Planning Reference No: 22/05113/VARY.

DESCRIPTION

No.16 itself offers rarely available open plan studio accommodation with W/C and kitchen facilities.

The subjects comprise the ground floor of a two story plus dormer mews building. The above floors consist of serviced apartments (x 5) which are under the same ownership.

It's our understanding that the subjects currently benefit from Use Class 11, but are well suited to a variety of business uses (STP).



ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following floor areas:

Gross Internal Area: 187 sqm (2,012 sq ft)

Net Internal Area: 125 sqm (1,350 sq ft)

RATES

To be reassessed upon entry

LEGALS

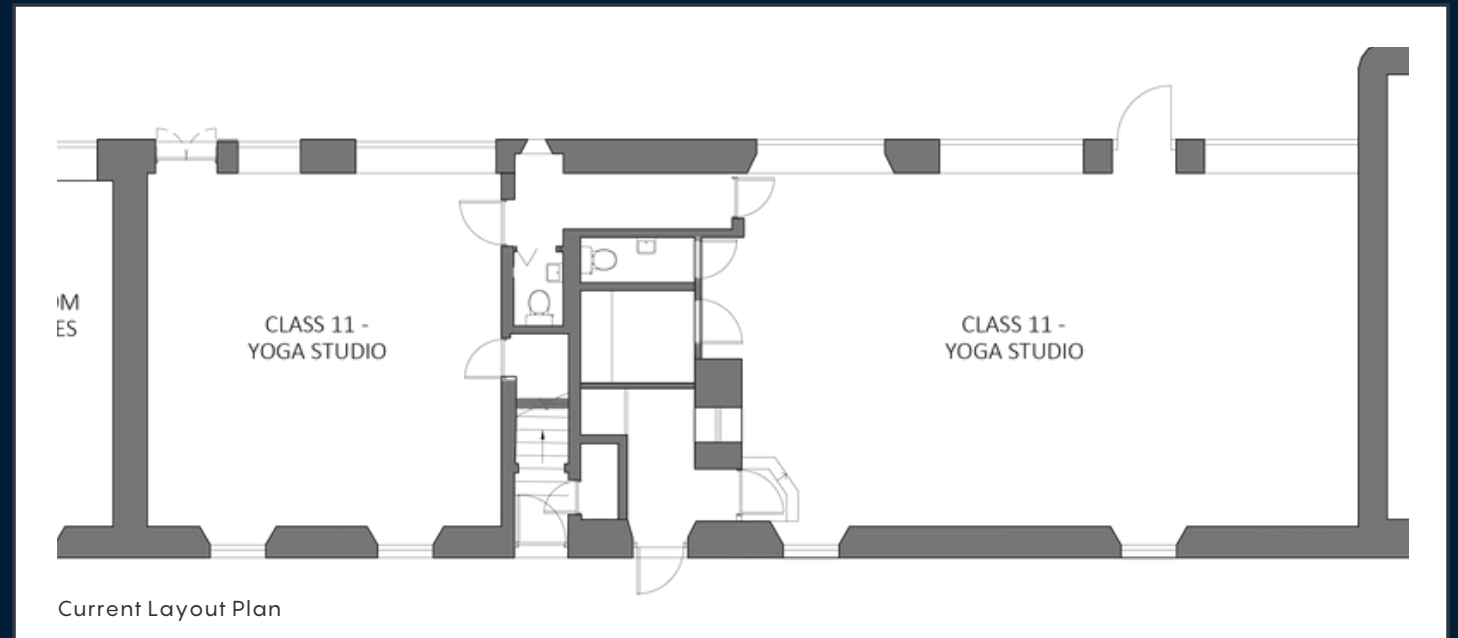
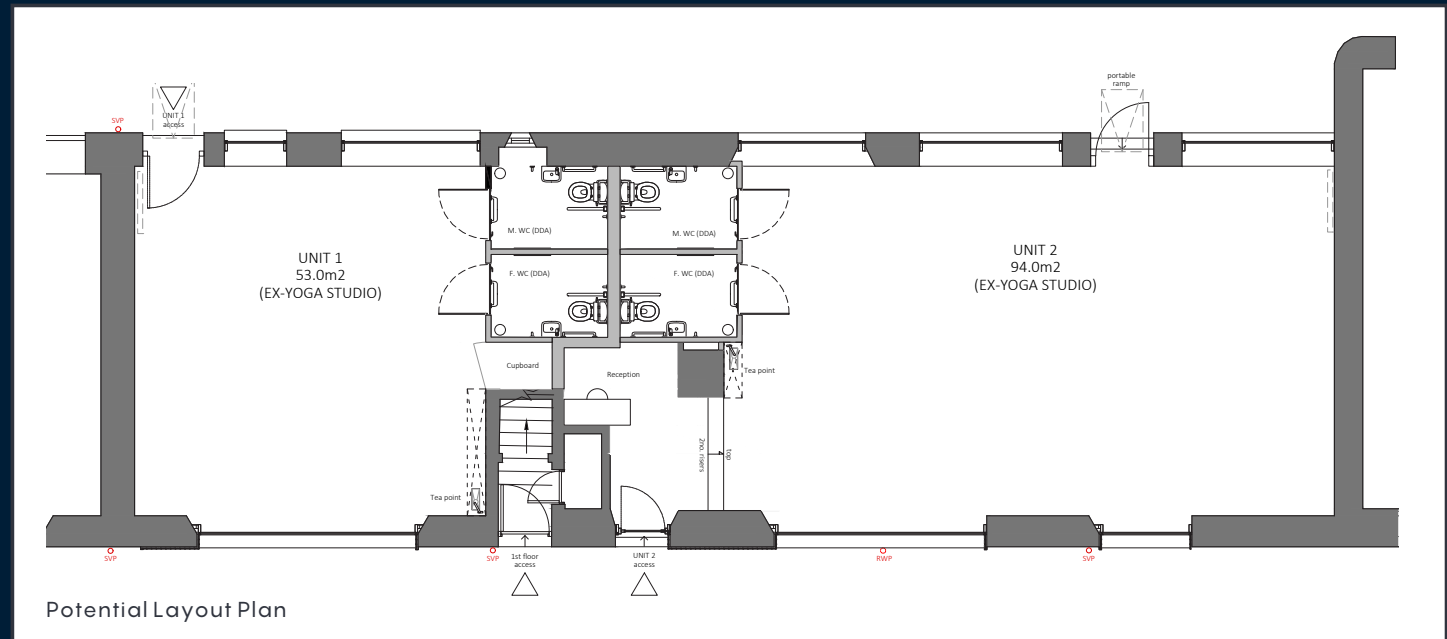
Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and the registration dues incurred in this transaction.

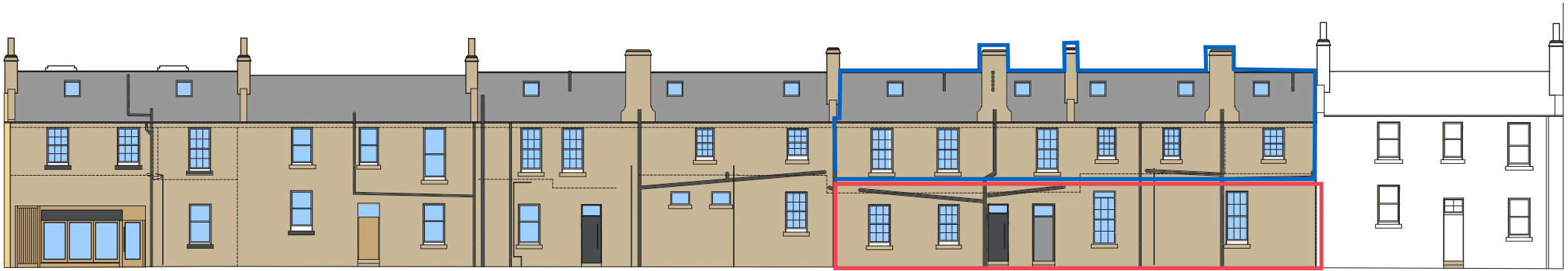
EPC

Available upon request

RENT / SALE PRICE

Price on application





ELEVATION AS EXISTING



ELEVATION AS APPROVED APPLICATION NUMBER 22/02022/FUL

← UNIT A * * * RESIDENTIAL ACCESS * * * UNIT B * * * UNIT C CLASS 9 STUDIO FLAT * * * RESIDENTIAL ACCESS * * * UNIT D CLASS 9 STUDIO FLAT * * * TELECOMS SERVICE * * * CLASS 11 YOGA STUDIO * * * RESIDENTIAL ACCESS * * * CLASS 11 YOGA STUDIO →

- Ground Floor Commercial

- Serviced apartments (x5) under same ownership

For any queries or to arrange a viewing, please contact —



Murdo McAndrew
Chartered Surveyor
murdo.mcandrew@g-s.co.uk
0131 240 5311



Ross Wilson
Partner
ross.wilson@g-s.co.uk
07803 896 939

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2023