

TO LET/MAY SELL
OFFICE/RETAIL (CLASS 1A)



20A Strathearn Road, Edinburgh, EH9 2AB

- Ground floor office extending to 1,080 sq ft
- Prominent roadside location within Marchmont
- Benefits from period features throughout
- Quoting Rent: £22,000 per annum (Exclusive of VAT)
- Price on Application



LOCATION

The subjects are located in Marchmont, which is a popular locality among students, professionals, and families due to its proximity to the University of Edinburgh and Edinburgh city centre. More specifically the subjects are prominently situated on Strathearn Road. The immediate vicinity is of a mixed use nature, including period residential properties and popular shops, restaurants and cafes.

The subjects are well serviced by public transport, most notably Lothian buses which offers regular services to and from the city centre.

DESCRIPTION

20A Strathearn Road forms part of a traditional two storey building, held under what is presumed to be a pitched slate roof. Formerly used as a bank and more recently as an office, the property benefits from original period features such the original bank vault, which now offers excellent storage space.

The property has recently been refurbished, offering immaculate accommodation throughout. Internally, the subjects offer open plan office accommodation with a board room to the rear, as well as W/C, kitchen and storage facilities. The property is currently being used as an office, however would be suitable for 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 net floor areas:

Description	Sq M	Sq Ft
Total	100.34	1,080

RENT

Quoting rent: £22,000 per annum (Exclusive of VAT)

SALE PRICE

Price on application

RATES

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £15,700.

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



To arrange a viewing please contact:



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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.
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6. Date of Publication: January 2024