



For Sale

Two Ground Floor Office Suites
3,414 sq ft / 317.23 sq m (NIA)

99 & 103 East London Street

Edinburgh
EH7 4BF

- Self-contained, adjacent open plan office suites
- Number 99 - 1,381 sq ft
- Number 103 – 2,033 sq ft
- Subjects have full Vacant Possession
- The office suites benefit from demised W/C's and kitchen areas

LOCATION

The subjects are located on a corner site where East London Street meets Annandale Street and are a 4 minute walk from the McDonald Road tram stop on Leith Walk, providing easy access to and from the city centre, Leith and Edinburgh Airport.

Nearby amenities include the numerous shops, restaurants, bars and hotels of both the Broughton area and the top of Leith Walk.

In addition, the plentiful leisure offerings of the vibrant Omni Centre and the prime retail destination of the St James Quarter are both a 5 minute walk away.

DESCRIPTION

The subjects comprise two adjacent and self-contained ground floor, open plan office suites which form part of a 7-storey residential building developed in 2003.

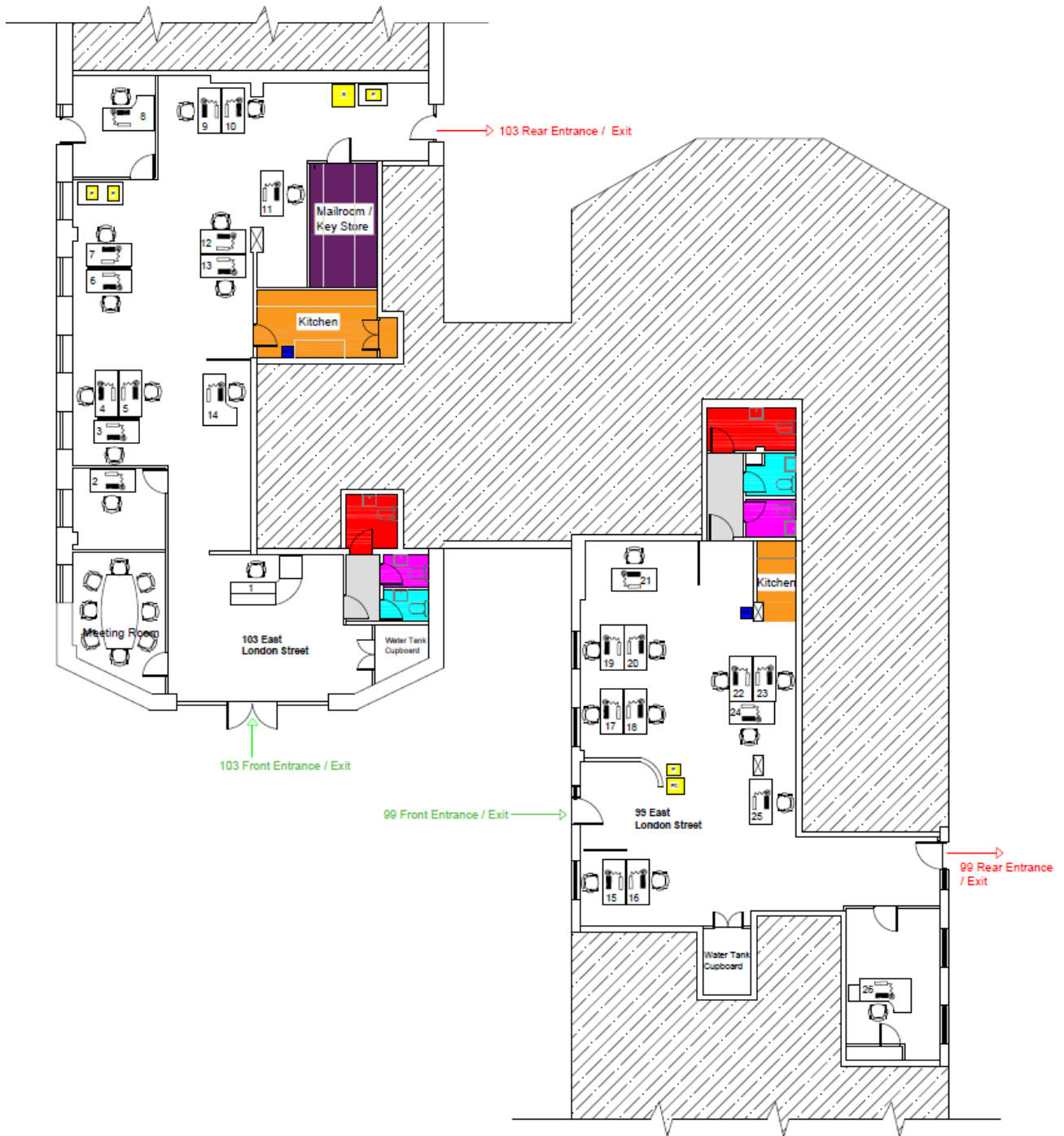
Both suites benefit from dual access and the rear entrances lead to a well-maintained shared garden.

The suites also benefit from:

- Gas central heating
- Perimeter trunking
- Separate meeting rooms
- Kitchen / tea prep areas
- Male, Female and Disabled WC's



INDICATIVE FLOORPLAN (not to scale):



ACCOMMODATION

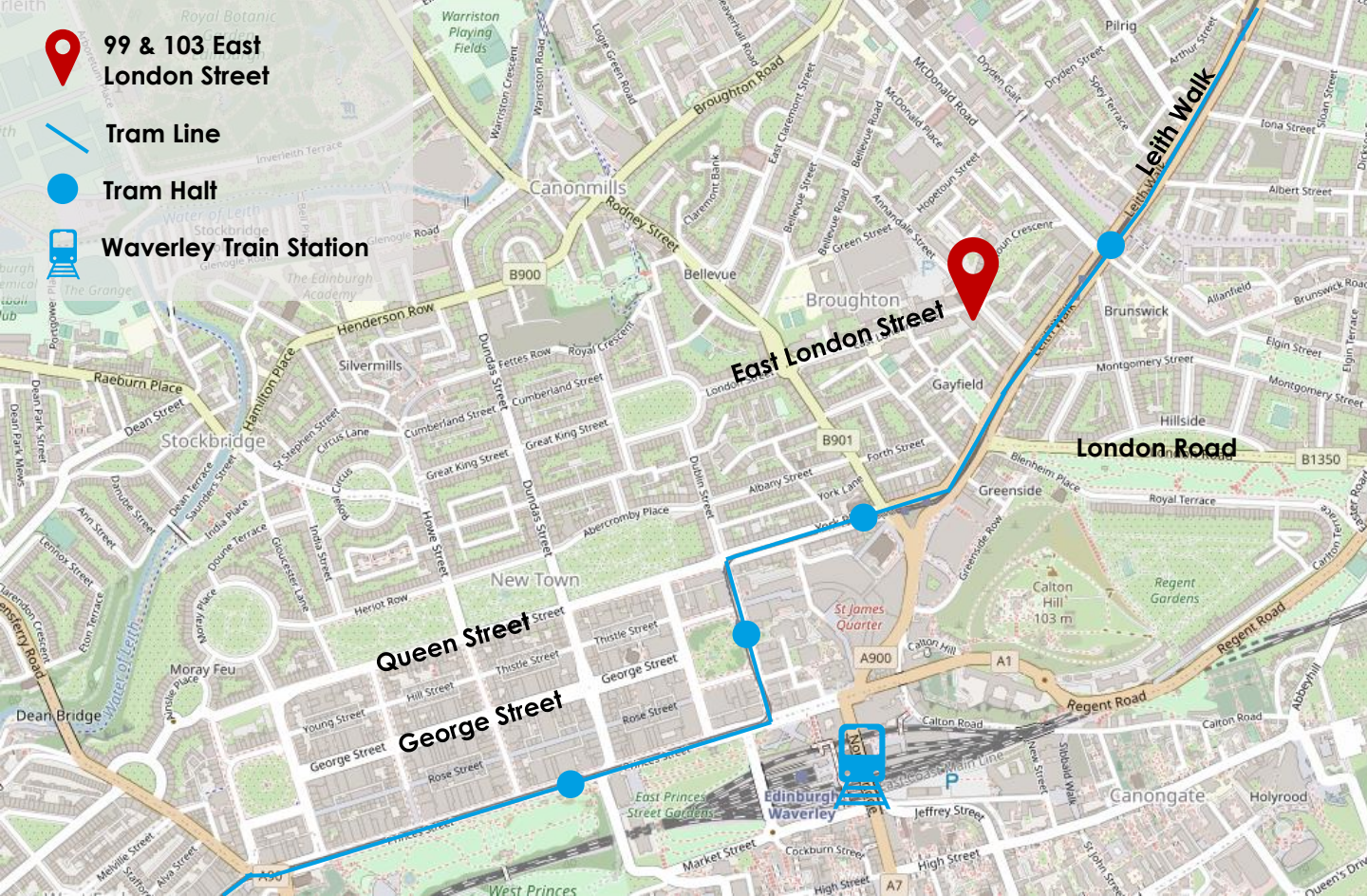
	Sq Ft	Sq M
Number 99	1,381	128.33
Number 103	2,033	188.90
TOTAL	3,414	317.23

Measurements undertaken on a net internal basis and are approximate.

PRICE AND SALE TERMS

Offers are invited to acquire the heritable title with full vacant possession on an unconditional basis:

- Number 99 – offers over £250,000
- Number 103 - offers over £360,000



99 & 103 East London Street

Tram Line

Tram Halt

Waverley Train Station



PLANNING

The property is currently used for offices in accordance with Class 4 of the Scottish Uses Classes Order. For alternative uses, interested parties should enquire with the City of Edinburgh Council Planning Department.

RATES

The rateable value for number 99 is currently £18,600 and number 103 is £30,100.

ENTRY

Upon conclusion of missives.

VAT

The property is registered for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser responsible for the payment of registration dues and any LBTT payable.

EPC

Number 99: EPC A and Number 103: EPC B.

VIEWING & FURTHER INFORMATION

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