

CLASS 1A PREMISES

- > LOCATED IN THE EAST END OF EDINBURGH'S CITY CENTRE
- > WITHIN HEART OF BUSTLING COMMERCIAL HUB
- > OFFERS OVER £20,000 PER ANNUM
- > REFURBISHED TO EXTREMELY HIGH STANDARD THROUGHOUT
- > ARRANGED OVER GROUND AND BASEMENT FLOORS
- > PREMISES EXTENDS TO 85.58 SQM (921 SQFT)
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > SITUATED IN CLOSE PROXIMITY TO ST ANDREWS SQUARE TRAM STOP, EDINBURGH BUS STATION & WAVERLEY TRAIN STATION
- > LARGE FRONTAGE FOR EXCEPTIONAL BRANDING OPPORTUNITY



TO LET

7 WEST REGISTER STREET, EDINBURGH, EH2 2AA

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LOCATION

The subjects are located on the north side of West Register Street in the heart of Edinburgh's East End, bounded by Princes Street to the south and St Andrews Street to the west.

West Register Street is positioned in close proximity to the St James Development & embedded in a well established commercial neighbourhood in Edinburgh's city centre surrounded by many reputable retail, office and leisure occupiers.

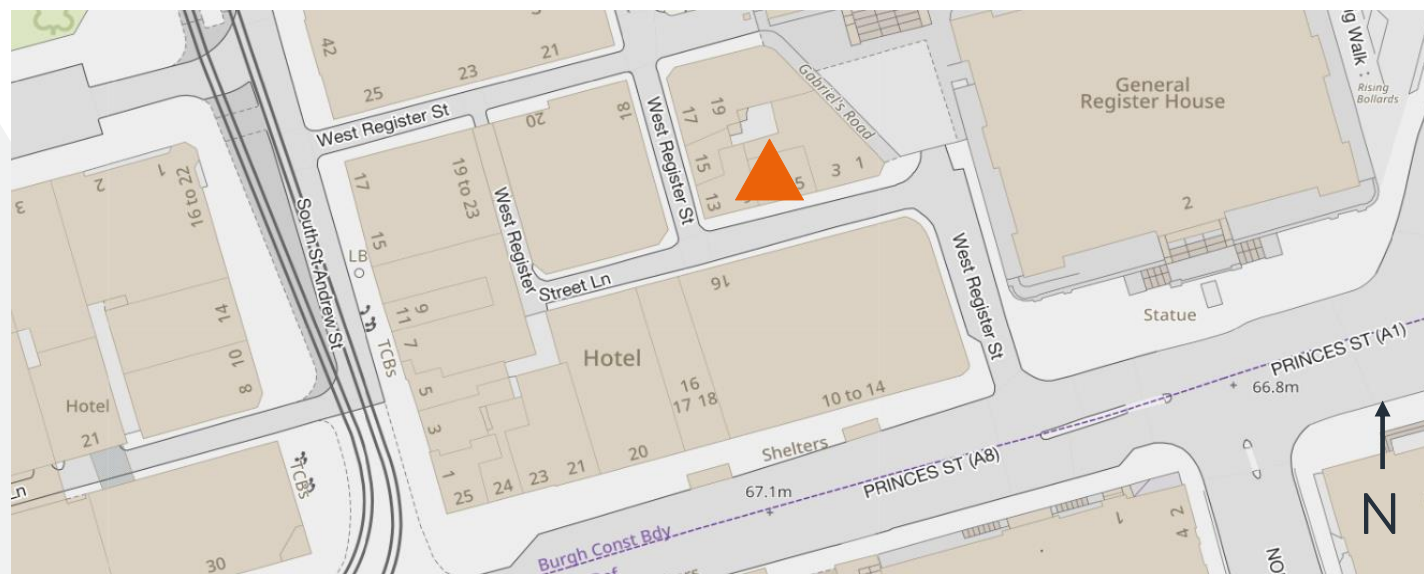
DESCRIPTION

The subjects comprise a multi-windowed Class 1A premises arranged over the ground & basement floors of a three storey, attic and basement brick built property. The ground floor benefits from a large display frontage, allowing for excellent branding opportunities & is fitted out to an exceptional standard throughout. The basement is accessed via a staircase to the rear and comprises of an office, storage and WC facilities.

The space is currently utilised as hairdresser but would be suitable for a variety of alternative uses subject to planning consent.

LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £20,000 per annum.



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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ACCOMMODATION	SqM	SqFt
Ground	49.60	534
Basement	35.98	387
TOTAL	85.58	921

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 £19,100 which result in net annual payable rates of approximately £9,512.

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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