

CLASS 1A PREMISES

- > LOCATED IN THE VIBRANT LEITH DISTRICT OF EDINBURGH
- > OFFERS OVER £10,000 PER ANNUM
- > PREMISES EXTENDS TO 36.57 SQM (394 SQFT)
- > QUALIFIES FOR 100% RATES RELIEF
- > BENEFITS FROM HIGH LEVELS OF FOOTFALL & VEHICULAR TRAFFIC
- > EFFICIENT TRANSPORT LINKS TOWARDS THE CITY CENTRE CLOSE TO THE SHORE TRAM STOP & MAJOR BUS ROUTES
- > FLEXIBLE SPACE SUITABLE FOR A VARIETY OF USES
- > BENEFITS FROM RECENTLY EXTENDED TRAM SYSTEM



TO LET

51 BERNARD STREET, EDINBURGH, EH6 6SL

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 situated on the south west side of Bernard Street, immediately south of The Shore, in the bustling port district of Leith within a mixed commercial and residential area.

The premises is located approximately 2 miles north east of Edinburgh's city centre and is highly accessible with a variety of prominent public transport links in close proximity, including major bus routes and The Shore tram stop. Additionally, the property is located on a vibrant parade, which is home to commercial occupiers such as Sainsbury's Local, Flux and Sesh Hairdressing.

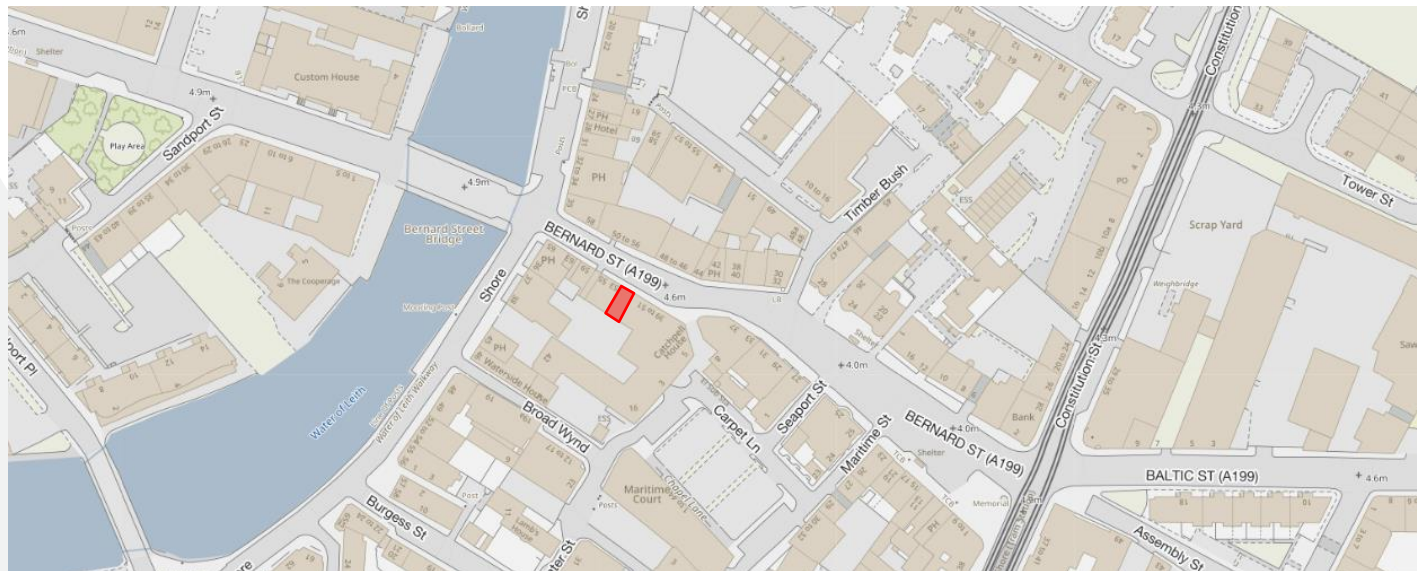
DESCRIPTION

The subjects comprise a bright single windowed Class 1A premises arranged over the ground floor of a three storey and attic stone built tenement. Internally, the accommodation comprise well proportioned office separated by a glass partitioned wall which creates a collaborative working environment within the back shop. Additionally, there is a store and W.C. facility to the rear.

The space has been recently refurbished to a high standard throughout. Suitable for a variety of uses, the property is in walk in condition.

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 £10,000 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

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

www.shepherd.co.uk



ACCOMMODATION	SqM	SqFt
Ground	36.57	394
TOTAL	36.57	394

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 £6,100 which will allow for 100% rates relief subject to the 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.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

www.shepherd.co.uk



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. MARCH 2024