

DM HALL

To Let

Class 1A Premises

92 Grove Street
Edinburgh
EH3 8AP



59.02 SQ M
635 SQ FT

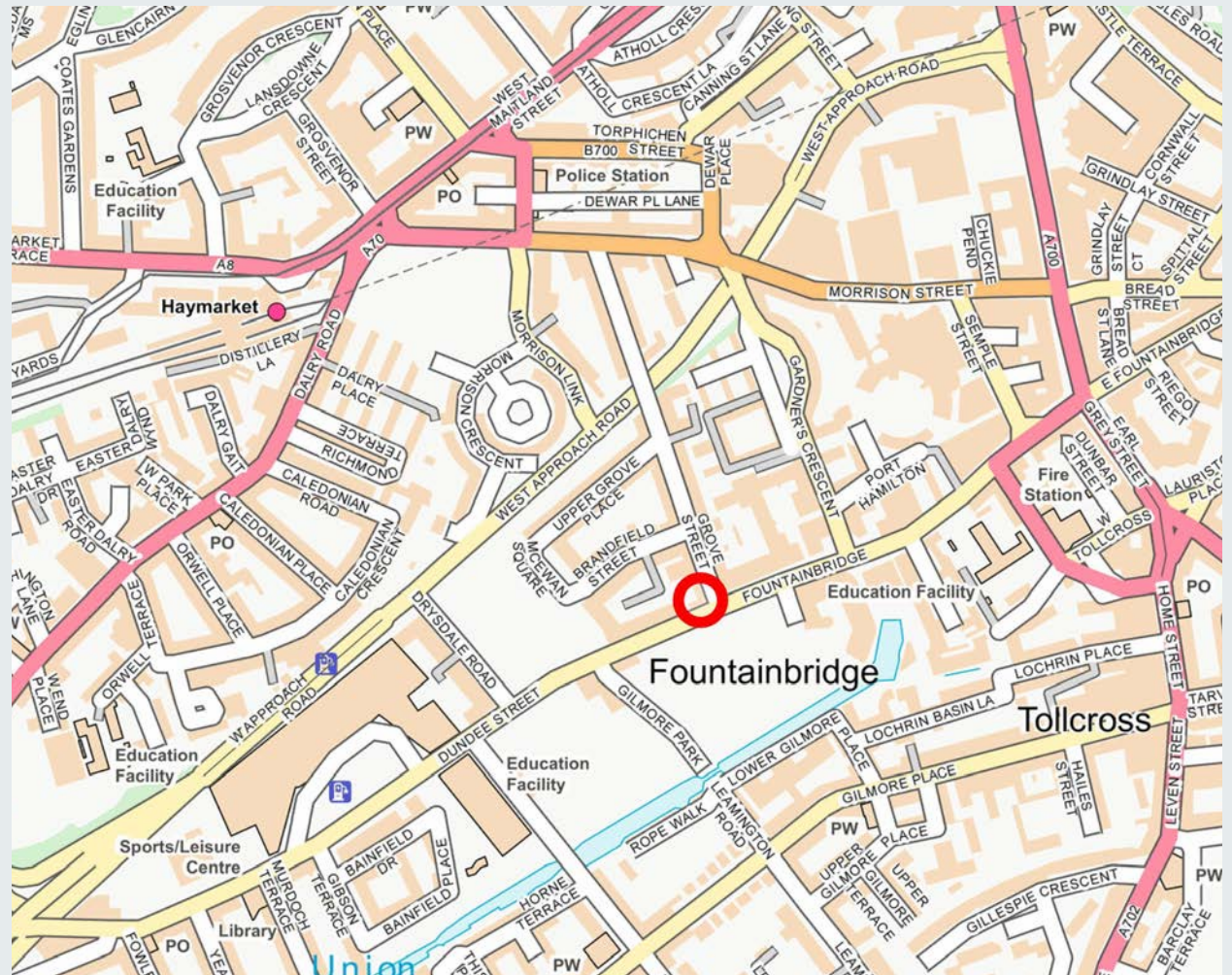
Property Details

- Highly visible and excellently located class 1A premises
- Situated in desirable Tollcross/Fountainbridge district
- Previously occupied by well-established plant and coffee shop
- Tastefully decorated interior with historic exterior building and stonework features
- Suitable for all class 1A uses
- Offers over £16,500 per annum (exc. of VAT)

LOCATION:

The subjects are located in the Edinburgh district of Fountainbridge/Tollcross, which lies to the south west of the city centre. The area is mixed in nature with a considerable variety of retail, offices, student accommodation, leisure, hospitality and residential dwellings, all located within the immediate vicinity.

The premises itself is located directly on the corner of Fountainbridge and Grove Street, with Edinburgh's primary entertainment centre Fountain Park, located and approximately 250m to the west and Lothian Road approximately 450m to the east.



DESCRIPTION:

The subjects comprise a ground floor category A listed class 1A premises of traditional stone construction, contained within a larger 3-storey and attic building, surmounted by a mix of pitched and mansard style roof with slate coverings. The premises sits on the return frontage over Fountainbridge and Grove Street and benefits from excellent visibility with display windows all around.

Internally, the subjects comprise open plan sales space to the front/upon entry, with further sales/storage/staff space located to the rear left, with a single W/C compartment noted to the back of the unit. The premises has been decorated tastefully throughout with various fittings and decorations made by the previous tenant

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Sales, staff, storage, W/C	59.02	635

SERVICES:

We understand the premises to benefit from mains electricity, water and sewerage.

LEASES TERMS:

The subjects are available on a new Full Repairing and Insuring lease agreement with an asking rental of offers over £16,500 per annum.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is #



Property Details

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,500 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

PROPOSAL:

All proposals to lease should be directed towards the sole leasing agents at the below details.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors