

# DM HALL

## To Let

**Class 1A Premises**

**77 Buccleuch Street,  
Edinburgh,  
EH8 9LS**



**32.49 SQ M  
348 SQ FT**



# Property Details

- Excellently positioned class 1A premises available for new lease
- Located in established, desirable and highly affluent Newington/Meadows district of Edinburgh
- Benefits from excellent passing vehicular trade and pedestrian footfall
- Suitable for a variety of class 1A uses
- Within walking distance of The Meadows, various Edinburgh University Campus' and Holyrood Park
- Rental offers over £8,000 per annum (exc. of VAT)

## LOCATION:

The subjects are located on Buccleuch Street, within the desirable Newington/Meadows area of Edinburgh. Buccleuch Street itself is mixed in character with a mix of commercial and residential occupiers at ground floor level, with what appears to be private residential dwellings above.

The premises sits in close distance to George Square Gardens, multiple Edinburgh University Campus Buildings, The Edinburgh Meadows and Edinburgh's Old Town, which is a short 5-minute walk away. The A7 Road (South Bridge, Nicolson, Clerk Street, Newington Road) runs parallel to Buccleuch Street and is one of the main arterial routes running directly into Edinburgh City's east end.

The exact location of the premises can be seen on the below appended plan:



# Property Details

## DESCRIPTION:

The subjects comprise a ground floor class 1A premises of traditional stone construction, contained as part of a larger 5-storey category C listed building, surmounted by what we assume to be a pitched and slated roof.

Internally, the subjects comprise a small front class 1A/office space, with a further small space located to the rear. The subjects also benefit from a rear storage cupboard and a single W/C compartment.

## 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, office, storage, W/C	32.49	348

## SERVICES:

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

## LEASE TERMS:

Our clients are seeking offers over £8,000 per annum on a new Full Repairing and Insuring lease for a term to be agreed.

## ENERGY PERFORMANCE:

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

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,300 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 the premises should be directed towards the sole marketing agents on 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 maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



## Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MSC

**DM Hall Commercial**  
**17 Corstorphine Road**  
**Murrayburgh House**  
**Edinburgh, EH12 6DD**

0131 624 6130

edinburghagency@dmhall.co.uk



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