

TO LET

CLASS 4 PREMISES WITH HOT FOOD TAKEAWAY CONSENT

Located in the heart of Edinburgh's
Marchmont district

Offers over £38,500 per annum

Situated in highly sought after
neighbourhood

Premises extend to 203.17 sqm
(2,187 sqft)

In close proximity to the Meadows
park

Suitable for a variety of uses
including Hot-food Takeaway



WHAT 3 WORDS



34-36 ARGYLE PLACE, EDINBURGH, EH9 1JT

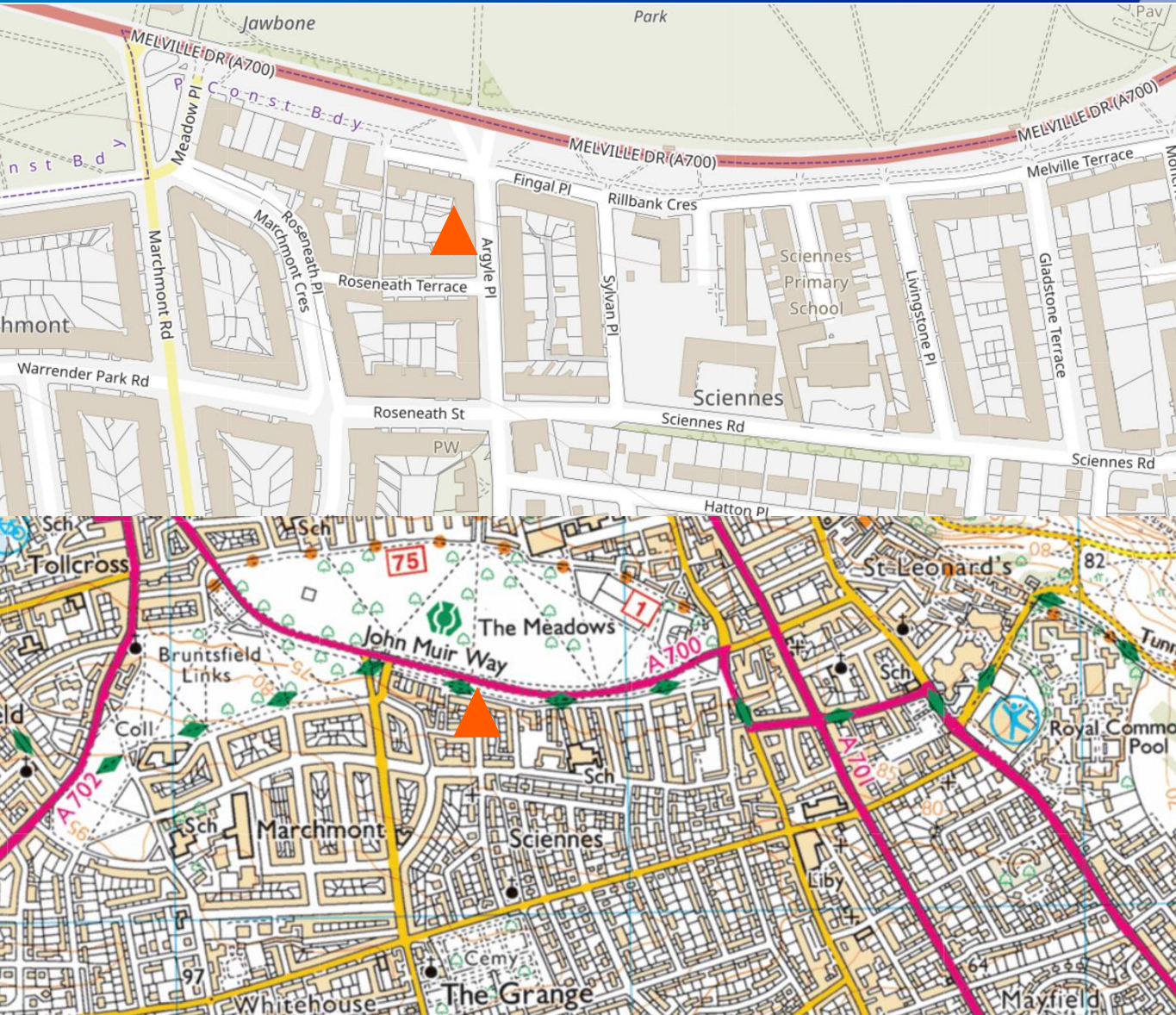
CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk





Location

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Location

The subjects are located in the heart of the Marchmont district of Edinburgh, an extremely popular neighbourhood of Edinburgh & main student hub.

Marchmont is an affluent suburb & a popular residential location for students, young professionals & families. It is within walking distance of the Edinburgh University Library & the George Square University facilities as well as many local amenities.

More specifically, the property is located on the west side of Argyle Place in a block bound by Fingal Place to the north and Roseneath Terrace to the south. Argyle Place is an established commercial parade home to reputable occupiers including; Argyle Place Coffee, Detour Espresso, The Bicycle Works & Meraki Concept Studio.



**Rarely Available Premises in
Marchmont, Edinburgh**



FIND ON GOOGLE MAPS



Description

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Description

The premises comprise a versatile commercial premises arranged over the ground floor and basement of a traditional four-storey tenement surmounted by a pitched and slated roof. The property benefits from a large glazed frontage which allows for natural light to flood the property. Internally, the accommodation comprises an extensive open plan ground floor, suitable for use as an office, café, retail space or hot-food takeaway subject to the necessary planning consents. Additionally, the basement provides additional office space, a tea preparation area, WC facilities as well as ample storage. The subjects provide an adaptable space ready for tenant fit-out.

Planning

The property recently attained consent for mixed use (Class 4) office and (Sui Generis) hot-food takeaway with associated seating area; <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?keyVal=S4MD0WEWFO600&activeTab=summary>

Accommodation

Description	m ²	ft ²
Ground Floor	94.45	984
Basement	111.72	1,203
TOTAL	203.17	2,187

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £38,500 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £17,700 which result in net annual payable rates of approximately £8,814.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

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.



Get in Touch

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



Emily Anderson

Emily.anderson@shepherd.co.uk



Hannah Barnett

Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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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