

TO LET

CLASS 1A PREMISES

Located in Edinburgh's West End

Offers over £90,000 per annum

West End tram stop and major bus routes within close proximity

Benefits from high levels of footfall and vehicular passing traffic

Premises extend to 501.17 sqm (5,394 sqft)

Arranged over the ground floor

Suitable for a variety of occupiers subject to the necessary planning consents



WHAT 3 WORDS



22 SHANDWICK PLACE, EDINBURGH, EH2 4RN

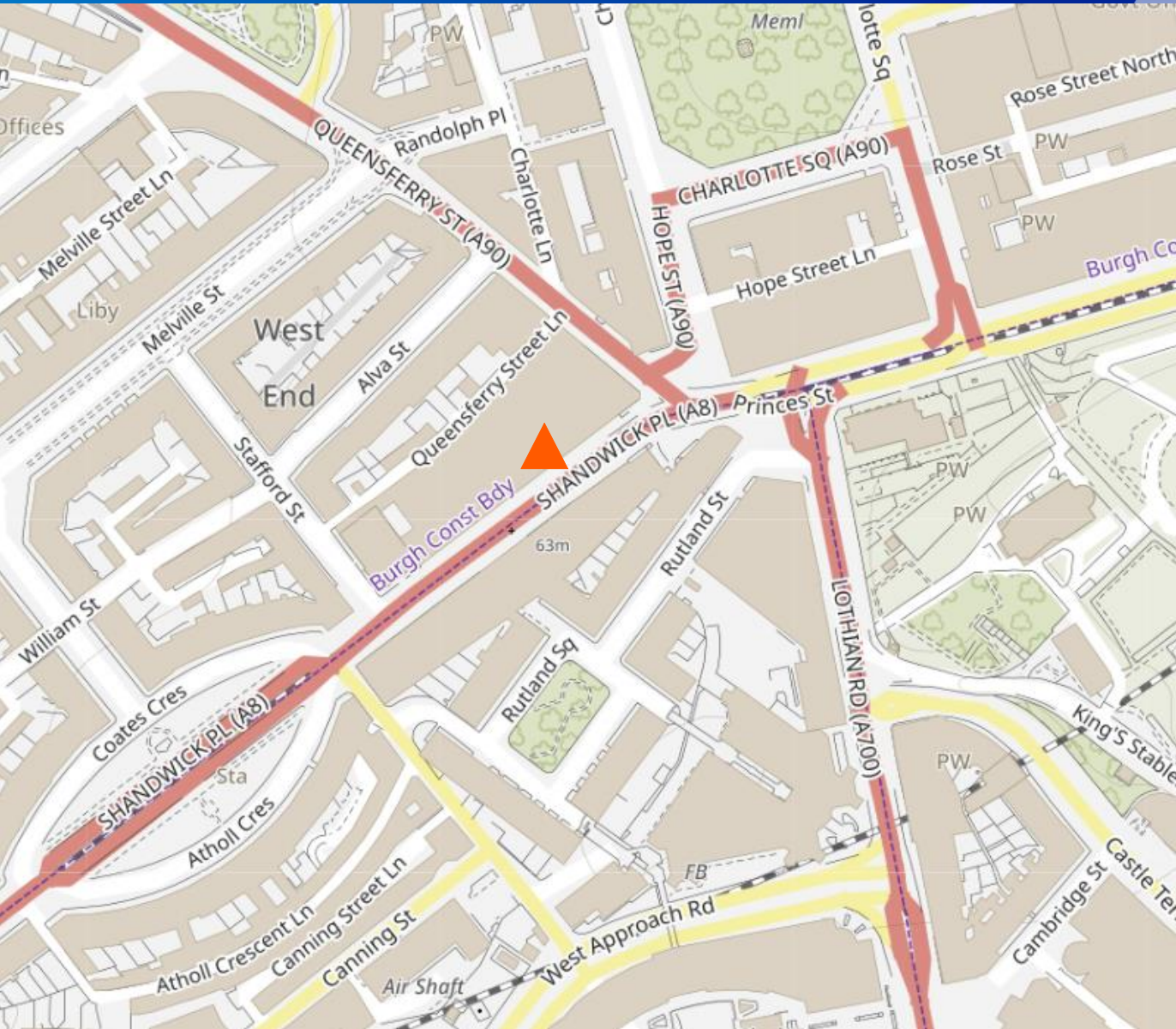
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Location

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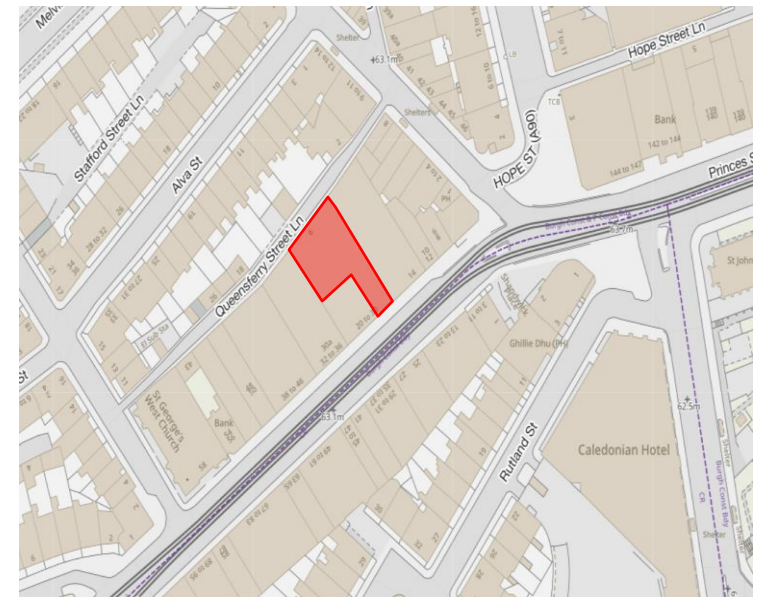


Location

The premises is located on Shandwick Place within the heart of the West End business district of Edinburgh. Shandwick Place is a continuation of Princes Street and is situated approximately a quarter of a mile west from the city centre.

The subjects benefit from several prominent transportation links within the locality, including Edinburgh's tram system, as well as major bus routes which service the area. In turn, this encourages high levels of footfall and vehicular traffic in a bustling mixed residential and commercial area.

More specifically, the subject property is positioned on the north side of Shandwick Place close to its junctions with Queensferry Street and Princes Street. Occupiers in close proximity include a mixture of commercial occupiers such as Sainsburys, The Grosvenor, Specsavers & Black Sheep.



**Class 1A premises within
Edinburgh's West End**

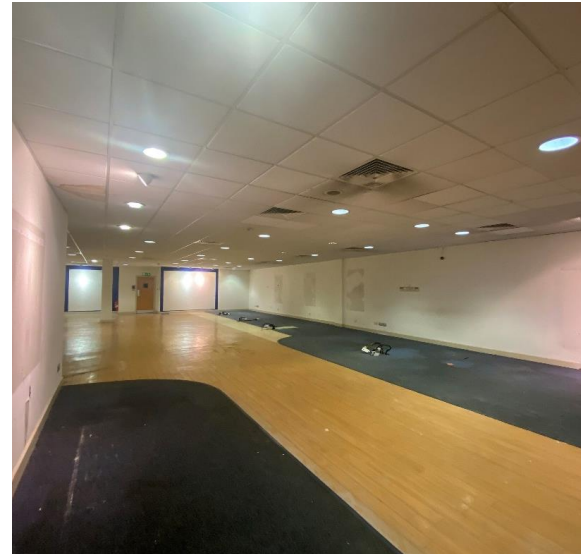


FIND ON GOOGLE MAPS



Description

22 SHANDWICK PLACE, EDINBURGH, EH2 4RN



Description

The subjects comprise a large Class 1A premises arranged over the ground floor of an attractive four storey, attic and basement stone built mid terraced property surmounted under a pitched and slated roof. There is also a single storey projection onto Shandwick Place. Additionally, the main entrance is located on Shandwick Place and the rear can be accessed via Queensferry Street Lane.

Internally, the ground floor accommodation comprises a large open plan sales area with glass partitioned meeting rooms throughout. There are wc facilities, storage and staff rooms to the rear. The property's open plan configuration would allow for a variety of uses to operate from the space subject to obtaining the necessary planning consents.

Accommodation

Description	m ²	ft ²
Ground Floor	501.17	5,394
TOTAL	501.17	5,394

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 £90,000 per annum.

Rateable Value

The subjects will require the rateable value to be reassessed.

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:



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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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