

TO LET

Unit 2 Quartermile

11 Lister Square, Edinburgh EH3 9GL

- ▶ Fully fitted Class 3 restaurant unit
- ▶ Adjacent to Edinburgh University
- ▶ 1,440 sq ft + external covers
- ▶ Rent £40,000 pa



- Multi award winning Quartermile development
- High end mixed office, residential, hotel, retail and leisure destination
- Circa 1,000 high end apartments on site
- Sits directly next to Edinburgh University
- 750 car parking spaces directly under the development
- Fully managed development ensuring a high quality environment

LOCATION

Edinburgh is Scotland's capital city with a resident population of approximately 450,000 people and a wider catchment in excess of 1,000,000 people.

Quartermile is the Sir Norman Foster Award winning mixed use development over circa 19 acres with an estimated 3,000 workers on site together with circa 1,000 high end apartments.

Lister Square is the public square located in the heart of the development with nearby occupiers including **Caffe Nero**, **Soderberg**, **Nanyang**, **T'ea!** and **Butta Burger** together with a **107 bedroom Inn by Marriott** and office occupiers including **Morton Fraser**, **Skyscanner**, **FanDuel**, **Bank of Montreal**, **State Street**, **Investec**, **Scotch Whisky Association** and **Cirrus Logic**.

Edinburgh University are in the process of investing circa £120M into their Futures Institute together with providing a brand new business school facility which will fill the last phase of the development.

Quartermile has excellent transport links including Waverley Railway Station which is a 10 minute walk away plus key arterial bus stops and various 24 hour taxi ranks on Lauriston Place.

DESCRIPTION

The unit comprises a fully fitted restaurant within a character building benefiting from an additional allocated external area which can accommodate external tables and chairs.

ACCOMMODATION

GROUND FLOOR	1,440 SQ FT	134.0 SQ M
--------------	-------------	------------

PLANNING

The unit currently benefits from a Class 3 Restaurant Consent.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease for a term to be agreed.

RENT

Offers of **£40,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£42,500**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£21,165**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

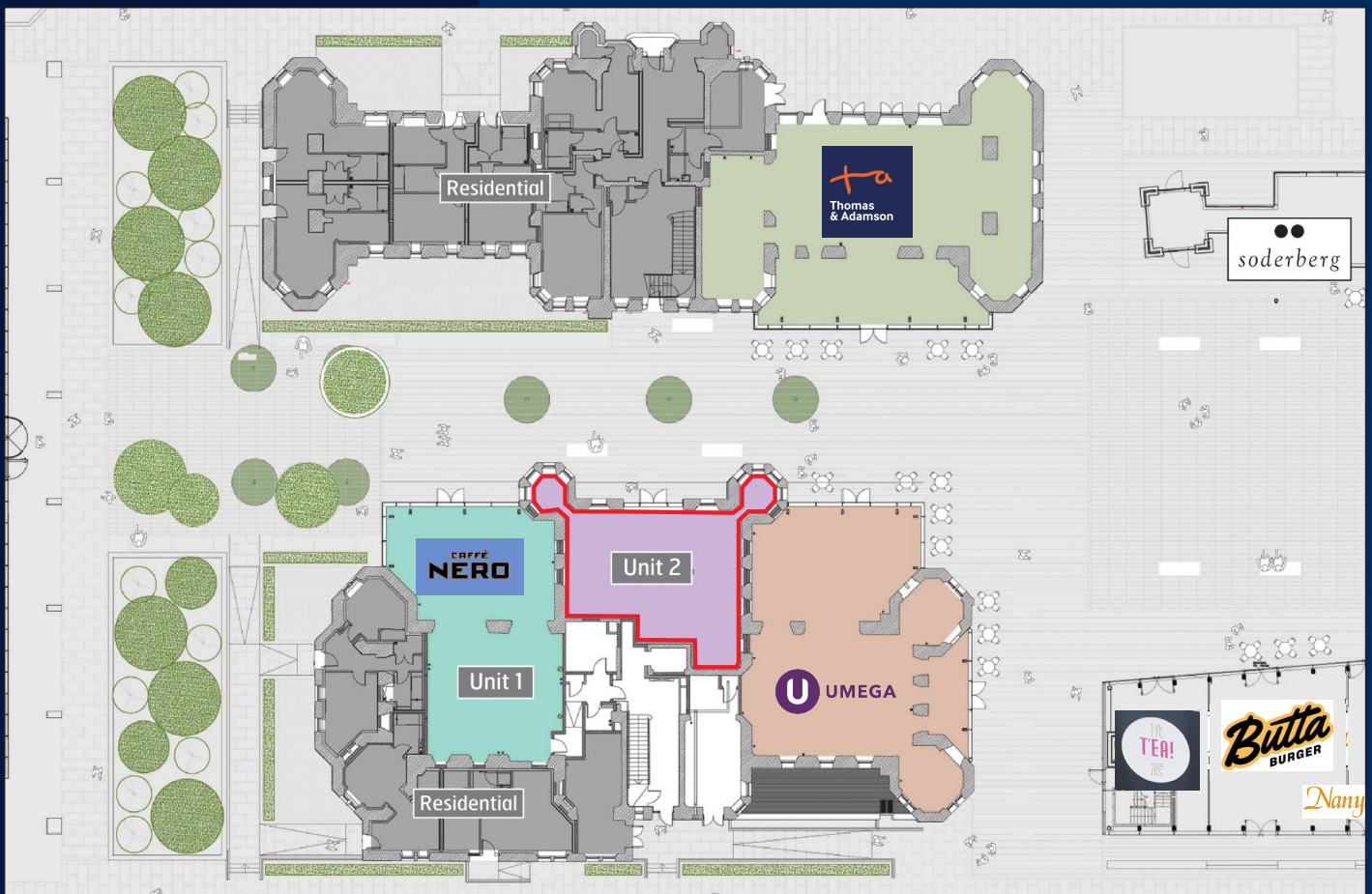
TO LET

Unit 2 Quartermile
11 Lister Square, Edinburgh EH3 9GL



TO LET

Unit 2 Quartermile
11 Lister Square, Edinburgh EH3 9GL



GET IN TOUCH



Eric Lindgren
elindgren@eyco.co.uk
07884 492 688
0131 558 5103

EJL/DOC/ED2876 - Date of publication: 9 March 2023

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.