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** and **The Apothecary** together with a **107 bedroom Inn by Mariott** and office occupiers including M**orton Fraser, Skyscanner, FanDuel, Bank of Montreal, State Street, Mercer, 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

The unit is arranged over ground floor and extends to the following approximate gross internal floor area:

Ground Floor	1,440 sq ft	(134 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 in excess of **£40,000 per annum** exclusive are invited.

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Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£42,500**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.0p, this rateable value will result in an estimated rates liability in financial year 2021/22 of **£20,825**.

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

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

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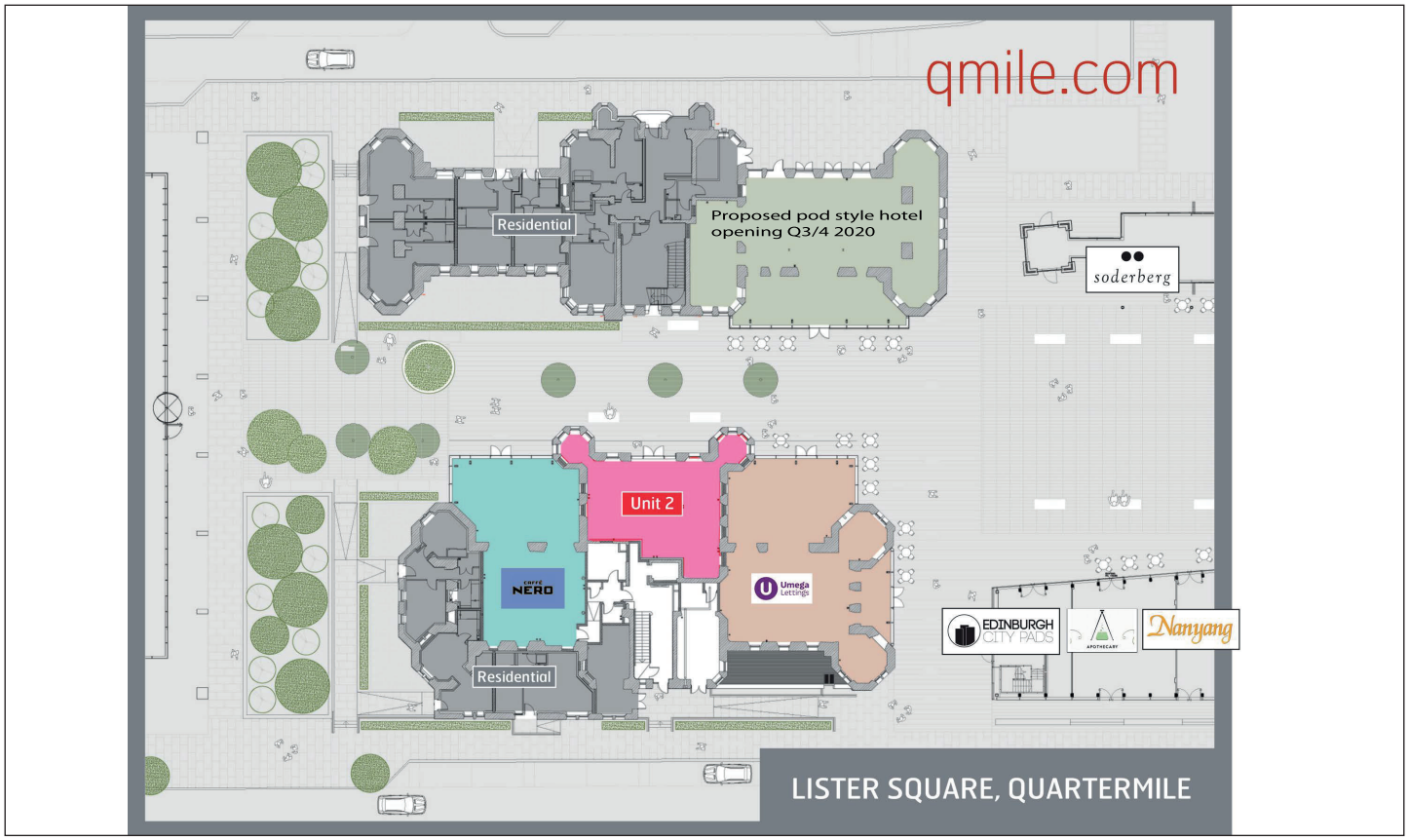

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Get in touch

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