

TO LET

34 Northumberland Street
Edinburgh EH3 6LS

- ▶ Located in the New Town of Edinburgh
- ▶ Rent of £22,500 per annum
- ▶ Ground floor 539 sq ft/Basement 800 sq ft
- ▶ VAT Exempt



LOCATION

Edinburgh is the capital city of Scotland located approximately 400 miles north of London and 45 miles east of Glasgow. The New Town located in the North of Edinburgh and is one of the most desirable areas in the city.

Northumberland Street is located off Dundas Street within a 5-minute walk of Edinburgh City Centre. The area benefits from a large residential catchment and there is a strong mix of both local and national retail, leisure and office occupiers.

The subject property is located on the corner of Northumberland Street and Dundas Street with nearby occupiers including **Tesco Express**, **Arden**, **Sturrock**, **Armstrong & Thomson** and **Greyfriars Art Shop**.

ACCOMMODATION

The subjects are located slightly below pavement level situated on a corner pediment including 4 under pavement cellars. The subjects are arranged over ground and basement floors extending to the following net internal floor areas:

GROUND	539 SQ FT	50.1 SQ M
BASEMENT	800 SQ FT	74.3 SQ M
TOTAL	1,339 SQ FT	124.4 SQ M

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 2 consent. Interested parties are advised to speak directly to the Local Planning Authority.

RENT

Offers of **£22,500 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 2017 is **£15,600**. (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 **£7,769**.

ENERGY PERFORMANCE CERTIFICATE

EPC rating = D

DATE OF ENTRY

By arrangement.

LEGAL COSTS

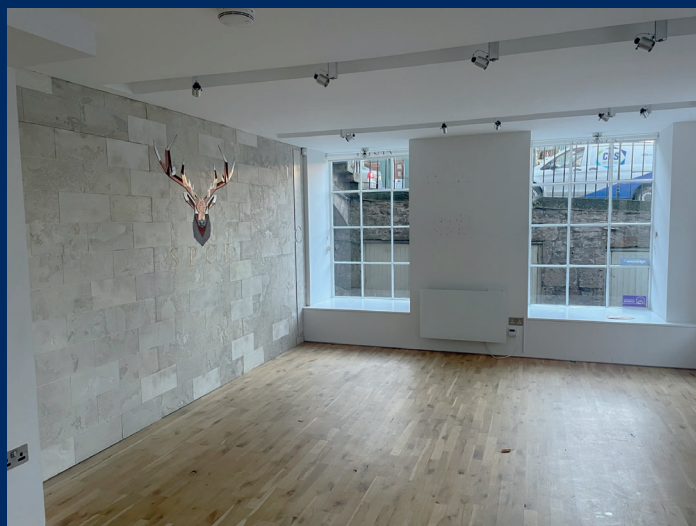
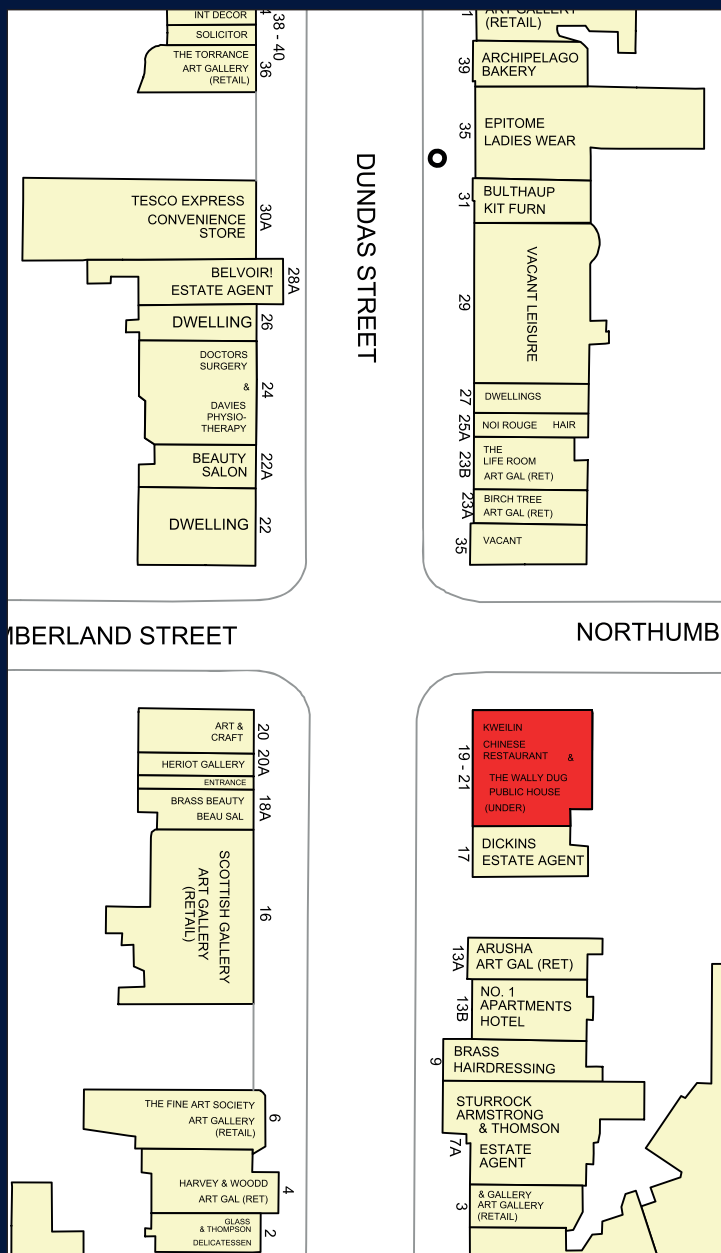
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

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

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GET IN TOUCH



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