



# TO LET

19 Hope Street  
Edinburgh EH2 4EL

-  Extends to 1,404 sq ft
-  Self-contained ground floor suite
-  Prominent corner location
-  Due to be refurbished

## Location

Situated on the corner of Hope Street and Charlotte Square, the property occupies a prominent position in the west end of Edinburgh's City Centre.

The property benefits from excellent transport links being just minutes away from Princes Street and Shandwick Place.

A variety of shops, bars and restaurants are available within close proximity, and the new **Johnnie Walker Experience** is set to open, which is just a minute's walk away.

There are a number of other office occupiers in the surrounding area including **Davidson Chalmers**, **Murray Capital**, **People's Postcode Lottery** and **Schroders**. In addition, West Register House, a building of the National Records of Scotland is also situated on the Charlotte Square.

## Description

The available subjects comprise the ground floor of a Category A listed building. The landlord would be willing to undergo a refurbishment of the internal areas to provide office space with the following specification:

- Predominantly open plan accommodation
- Self-contained office
- Traditional features
- New decoration throughout
- Comfort cooling
- Feature LED lighting
- Perimeter trunking
- Kitchen facility
- Male, female and disabled WCs
- Shower facility

## Accommodation

The suite extends to the following approximate net internal area:

Ground Floor	1,404 sq ft	(130.5 sq m)
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## Lease

A new FRI lease is available from the landlord.

## Rent

Full details of the quoting rental and lease terms are available from the sole letting agents.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£48,400**. (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 **£23,716**.

## Energy Performance Certificate

EPC Rating available on request.

## 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

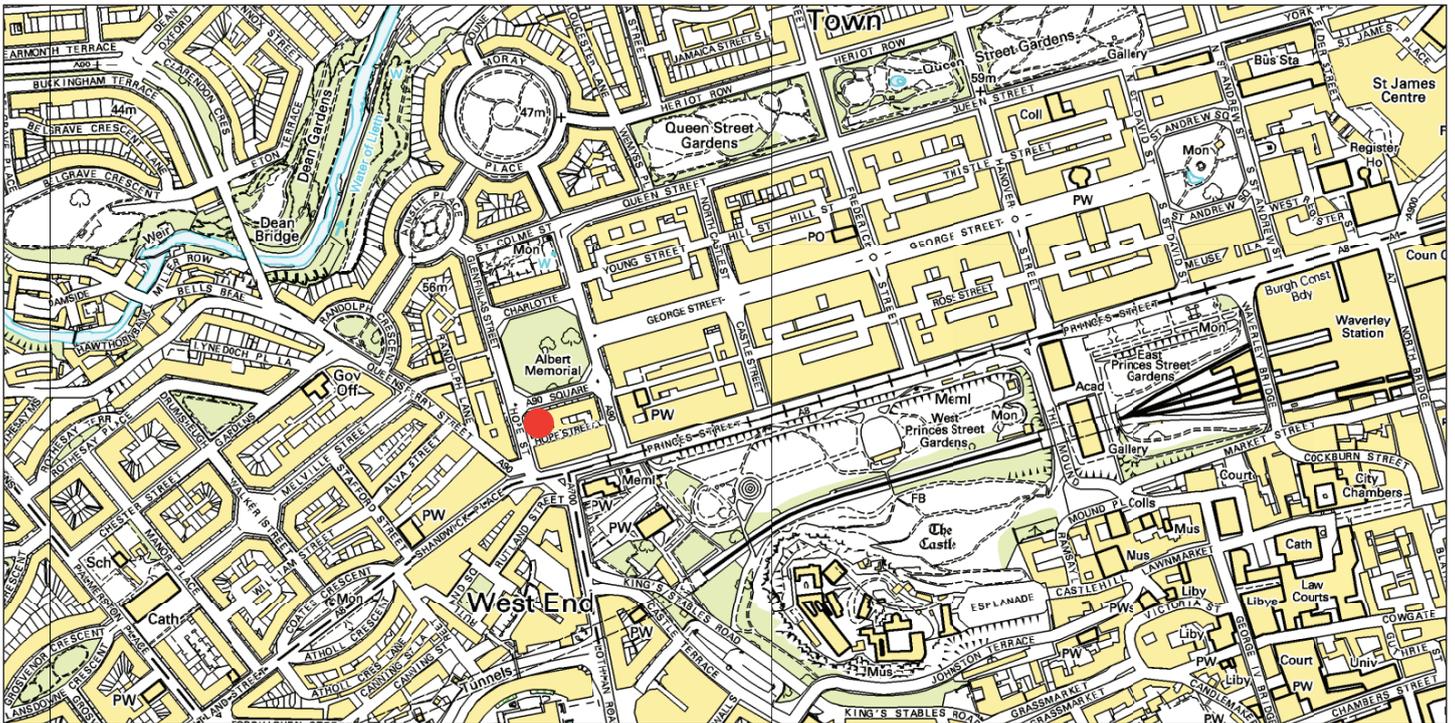
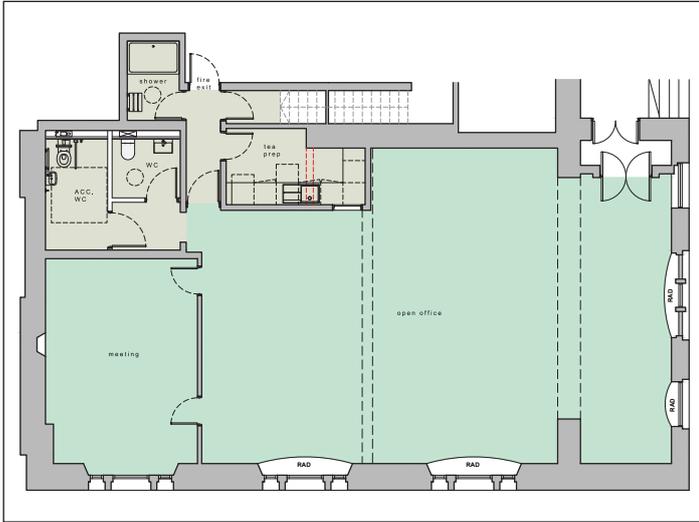
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

## 19 Hope Street, Edinburgh EH2 4EL



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### Get in touch



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