

# TO LET

32-34 Heriot Hill Terrace  
Edinburgh EH7 4DY

- ▶ Nursery registered for 132 children
- ▶ Located in the heart of Edinburgh's New Town
- ▶ 9 dedicated car parking spaces
- ▶ Attractive external garden and play areas



## LOCATION

Edinburgh is the capital of Scotland and one of the fastest growing cities in the UK.

Heriot Hill Terrace is part of the Canonmills / Bellevue area of Edinburgh and forms part of the main route linking Edinburgh's north region with Edinburgh's East End and City Centre. The subjects are situated off a busy and popular commuter route and are within walking distances of Waverley train station, the city's new 1.7m sq ft St James mixed use development, The Botanic Gardens, Water of Leith, Stockbridge, as well as the large office block at Tanfield, all adjacent to Edinburgh's New Town.

The subjects themselves are situated at the top of the cul-de-sac that is Heriot Hill Terrace, which is bound by its junctions to Broughton Road and Rodney Street, within a vibrant and affluent residential catchment, large Tesco and Lidl supermarkets together with a high density of student accommodation and private housing in the immediate vicinity.

Immediately surrounding the subjects there is a residential street with commercial entities at ground floor comprising a mix of local and national retailers, cafes and public houses, with further residential accommodation on the upper floors within the surrounding area.

## ACCOMMODATION

The property comprises a two storey freestanding building under a pitched and tiled roof, bisected by a pend at ground floor linking from the front of the building to the rear, up to 9 dedicated car parking spaces, external grassed garden play area and rear external playground.

The unit has been trading as an operational nursery for several decades, with 132 registered children's places, but with scope to increase this number into an additional 1,224 sq ft.

The unit itself extends to the following approximate net internal floor areas:

GROUND FLOOR SOUTH RECEPTION	3,125 SQ FT	290.32 SQ M
GROUND FLOOR NORTH	1,290 SQ FT	119.84 SQ M
<b>GROUND FLOOR TOTAL</b>	<b>4,415 SQ FT</b>	<b>410.16 SQ M</b>
FIRST FLOOR NORTH	2,250 SQ FT	209.03 SQ M
FIRST FLOOR SOUTH	1,224 SQ FT	113.71 SQ M
<b>FIRST FLOOR TOTAL</b>	<b>3,474 SQ FT</b>	<b>322.74 SQ M</b>
<b>TOTAL</b>	<b>7,889 SQ FT</b>	<b>732.90 SQ M</b>

## PLANNING

We have been advised that the premises benefit from Class 10 consent as a creche / day nursery, but any interested parties in alternative uses should speak directly to the Local Planning Authority.

## LEASE

The subjects are available on the basis of a new full repairing and insuring lease, subject to 5 yearly upward only rent reviews after May 2024.

## RENT

On application.

## RATING

We have been verbally advised by the Rates Authority that the rateable values of the subjects with effect from 1 April 2023 are as listed in the table below. Based on the basic property rate of 49.8p, these rateable values will result in an estimated rates liability in financial year 2023/24 of:

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AREA	RATEABLE VALUE	RATES PAYABLE
MAIN BUILDING	£47,300	£23,556
FIRST FLOOR SOUTH	£10,700	£5,329
CAR PARK	£3,600	£1,793
ADDITIONAL CAR PARK	£1,700	£847

Each new occupier is recommended to combine these assessments into one entity.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C.

## DATE OF ENTRY

A date of entry for the property can be granted after May 2024, subject to vacant possession.

## 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.



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created on

Plotted Scale - 1:1,39

## GET IN TOUCH



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