

TO LET

15 Hope Street
Edinburgh EH2 4AL

- ▶ Unique small self-contained office
- ▶ Strategic city centre location
- ▶ Available from April 2024
- ▶ 341 sq ft



LOCATION

The subjects are located in a prominent position on Hope Street in the heart of Edinburgh's west end district.

Hope Street is within close proximity to excellent amenities with many bars, restaurants and shops all within walking distance. There are excellent transport links in the area with Haymarket railway station a short 10 minute walk away and there are numerous bus stops and a tram stop within close proximity.

Nearby occupiers include **Coulters**, **Davidson Chalmers**, **Dickson Minto**, **Schroders** and **Peoples Postcode Lottery**.

DESCRIPTION

The subject comprises an entirely self-contained ground floor office suite in the heart of Edinburgh's west end district. The accommodation comprises 2 rooms together with a kitchen area and a small break out space, along with dedicated male and female WCs.

The subjects benefit from the following specification:

- Self-contained office
- Suspended ceiling
- LED lighting
- Perimeter trunking
- Electric panel radiators
- Kitchen facility
- Dedicated male and female WCs

ACCOMMODATION

The available accommodation extends to the following approximate net internal floor area:

GROUND FLOOR	341 SQ FT	31.7 SQ M
--------------	-----------	-----------

LEASE TERMS

Our client is looking to let the premises on a new full repairing and insuring lease for a term to be agreed.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£5,700**. (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 **£2,839**.

The incoming tenant may also benefit from small business rates relief which could result in no rates being payable.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

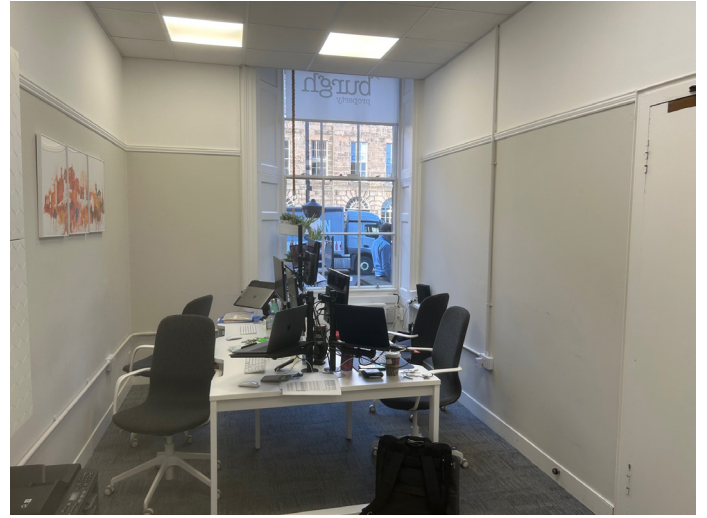
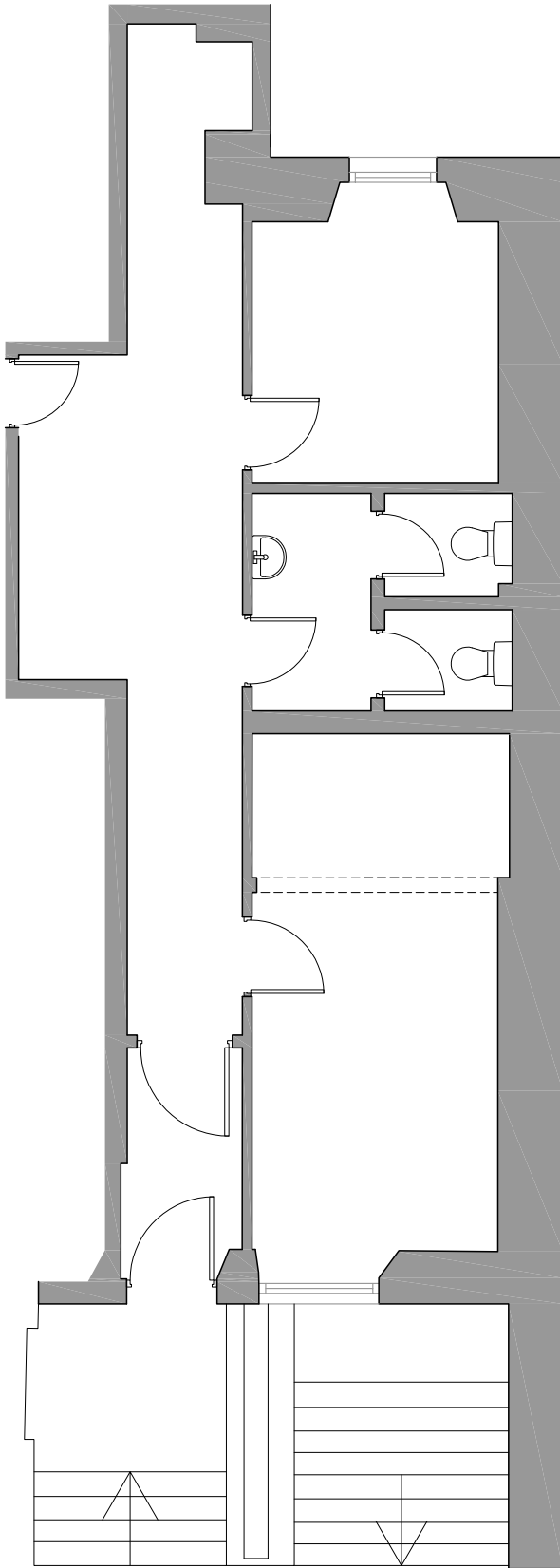
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

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

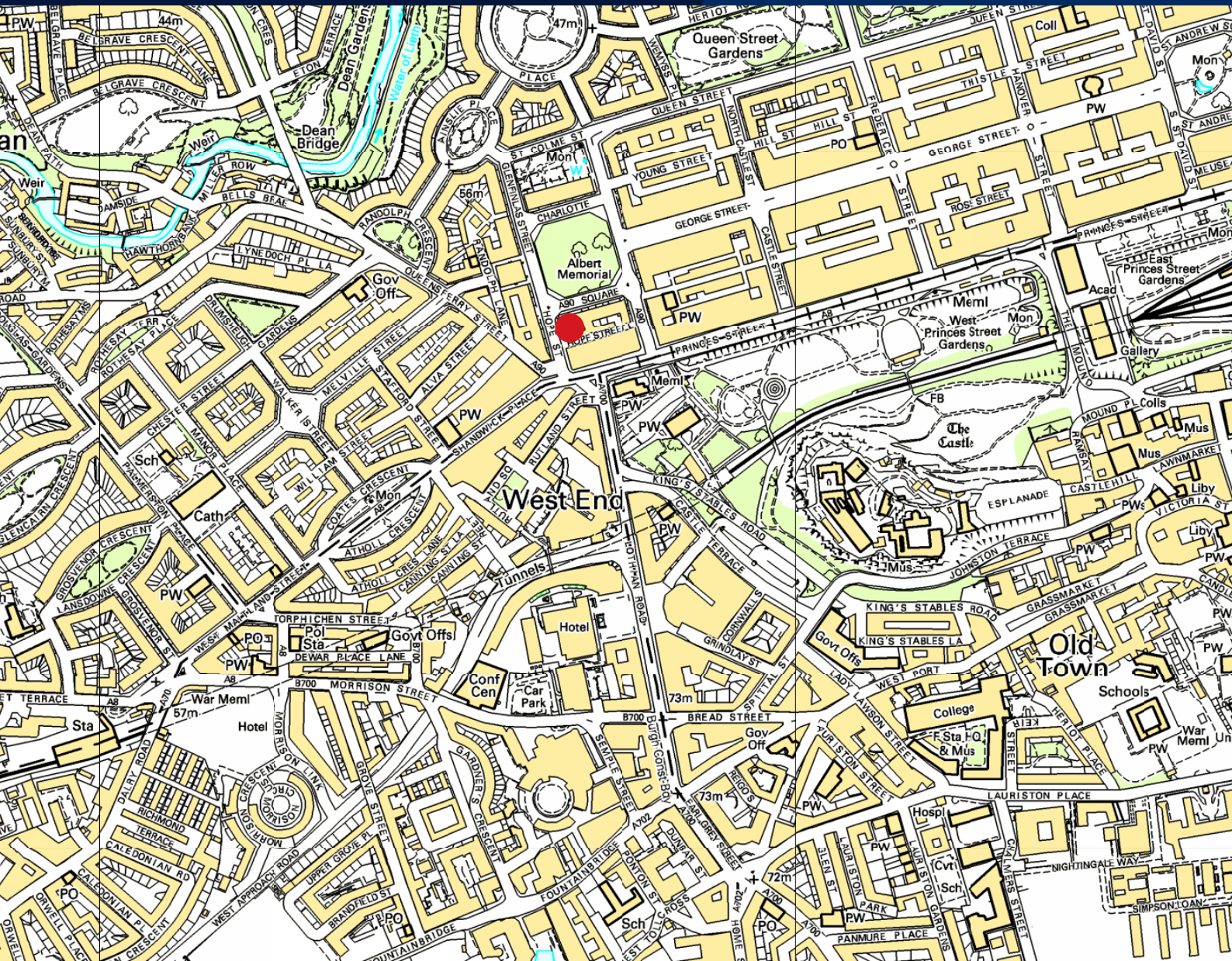
TO LET

15 Hope Street
Edinburgh EH2 4AL



TO LET

15 Hope Street
Edinburgh EH2 4AL



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

GET IN TOUCH



Neil McConnachie
nmconnachie@eyco.co.uk
07818 062 736
0131 558 5104



Amy Matteo
amatteo@eyco.co.uk
07873 116 816
0131 558 5100

RH/DOC/ED3684 - Date of publication: 8 March 2024

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.