

# TO LET

2 Drumsheugh Place  
Edinburgh EH3 7PT

- ▶ Former café unit with retail potential
- ▶ Prominent West End location
- ▶ Total area of 1,091 sq ft
- ▶ Potentially suitable for a variety of uses (subject to the usual planning consents)



## LOCATION

This unit is located in central Edinburgh neighbouring the popular West End. The position of Drumsheugh Place connects the New Town of Edinburgh with the West End being a popular route for pedestrians. Located within a historic part of Edinburgh with attractions nearby such as Dean Bridge meaning tourist foot fall is strong as well as local residents.

It is well served by public transport with excellent bus services nearby and Haymarket Train Station situated within walking distance.

This location is popular with a range of national and independent shops and cafés as well as being surrounded by offices and places of business. Nearby occupiers include **Bombarbers**, **Johnsons Dry Cleaners** and **AGA**.

## ACCOMMODATION

The subjects comprise a partially fitted café arranged over the ground floor and basement. The gross internal floor areas are shown below:

GROUND FLOOR	557 SQ FT	51.8 SQ M
BASEMENT	534 SQ FT	49.6 SQ M
<b>TOTAL</b>	<b>1,091 SQ FT</b>	<b>101.4 SQ M</b>

## PLANNING

We have been advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used as a retail and other uses under this class consent. Interested parties are advised to 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 rent reviews.

## RENT

Offers of **£17,500 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 2023 is **£14,300**. (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 2024/25 of **£7,122**.

## ENERGY PERFORMANCE CERTIFICATE

The EPC Rating is 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

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

