



For Sale

1st Floor Office Suite
1,180 sq ft / 109.66 sq m (NIA)

37 George Street
Edinburgh
EH2 2HN

- Property has full Vacant Possession
- Prime George Street address, with outstanding surrounding amenities and travel links
- The suite benefits from demised W/C's and kitchen area

LOCATION

37 George Street is located in the heart of Edinburgh's business district and is regarded as one of Scotland's premier business and retail destinations. The property is situated on the north side of the street, between Hanover Street and Frederick Street, and benefits from an outstanding range of hotels, bars, restaurants, shops and cafés in the immediate surrounds.

The building is in close proximity to excellent transport links with Waverley Train Station within a short walking distance and easy access to tram and bus services on Princes Street and St Andrew Square.

DESCRIPTION

The property is of traditional stone and brick construction arranged over ground, first, second and third floors. The building use includes retail on the ground floor and a

mixture of office and residential on the upper floors.

- Cellular accommodation
- Self-contained tea prep and W/C facilities
- Electric heating

ACCOMMODATION

	Sq Ft	Sq M
First Floor	1,180	109.66

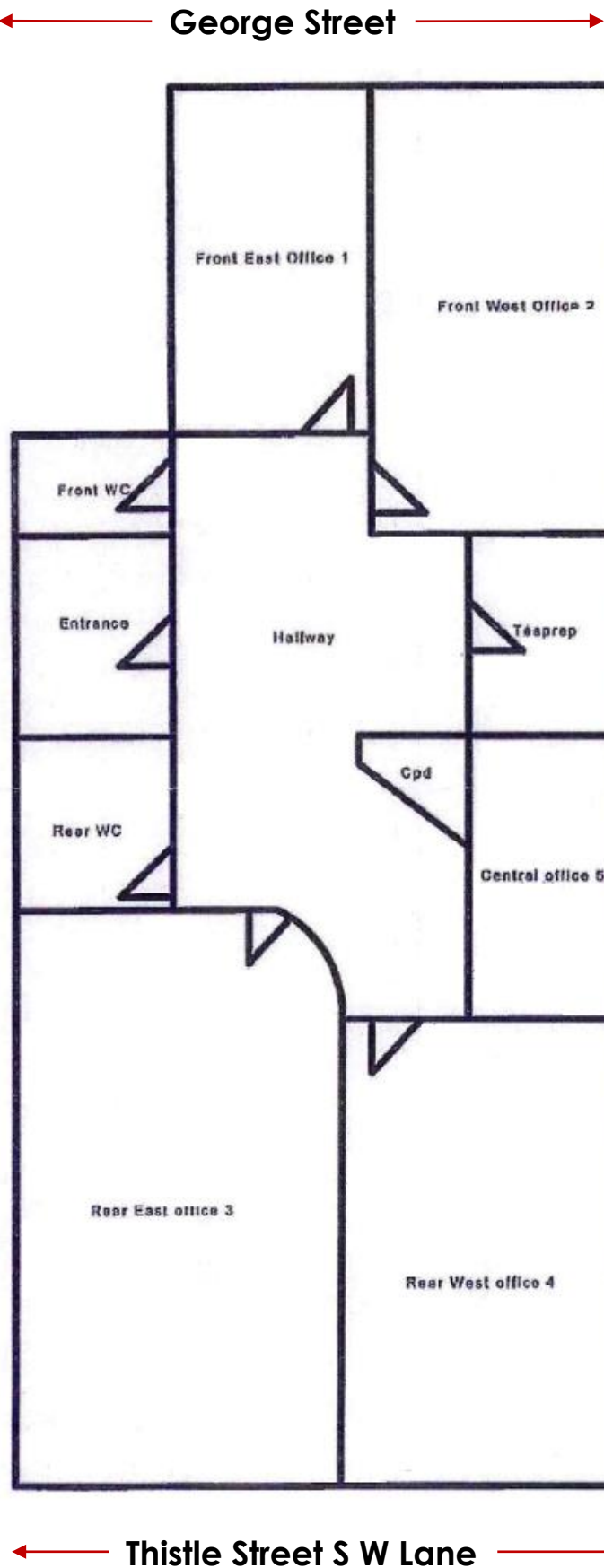
Measurements undertaken on a net internal basis and are approximate.

PRICE AND SALE TERMS

Offers in excess of £450,000 are invited to acquire the heritable title with full vacant possession on an unconditional basis.



INDICATIVE FLOORPLAN (not to scale):





PLANNING

The property is currently used in accordance with Class 4 of the Scottish Uses Classes Order.

For alternative uses, interested parties should enquire with the City of Edinburgh Council Planning Department.

RATES

The rateable value is currently £18,000.

ENTRY

Upon conclusion of missives.

VAT

The property is registered for VAT.

COMMON AREA COSTS

Factoring costs for stair cleaning, common area utilities, property maintenance and fire alarm servicing total c.£250 per quarter.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser responsible for the payment of registration dues and any LBTT payable.

EPC

Available on request.

VIEWING & FURTHER INFORMATION

Strictly by appointment only through the sole selling agents:



James Metcalfe

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