



For Sale / To Let

Ground Floor Office Suite
1,381 sq ft / 128.33 sq m (NIA)

99 East London Street

Edinburgh
EH7 4BF

- Self-contained, open plan office suite – 1,381 sq ft
- Subject has full Vacant Possession
- Benefits from demised WCs and kitchen area

LOCATION

The property is located on a corner site where East London Street meets Annandale Street and are a 4 minute walk from the McDonald Road tram stop on Leith Walk, providing easy access to and from the city centre, Leith and Edinburgh Airport.

Nearby amenities include the numerous shops, restaurants, bars and hotels of both the Broughton area and the top of Leith Walk.

In addition, the plentiful leisure offerings of the vibrant Omni Centre and the prime retail destination of the St James Quarter are both a 5 minute walk away.



DESCRIPTION

The property comprises a self-contained ground floor, open plan office suite which forms part of a 7-storey residential building developed in 2003.

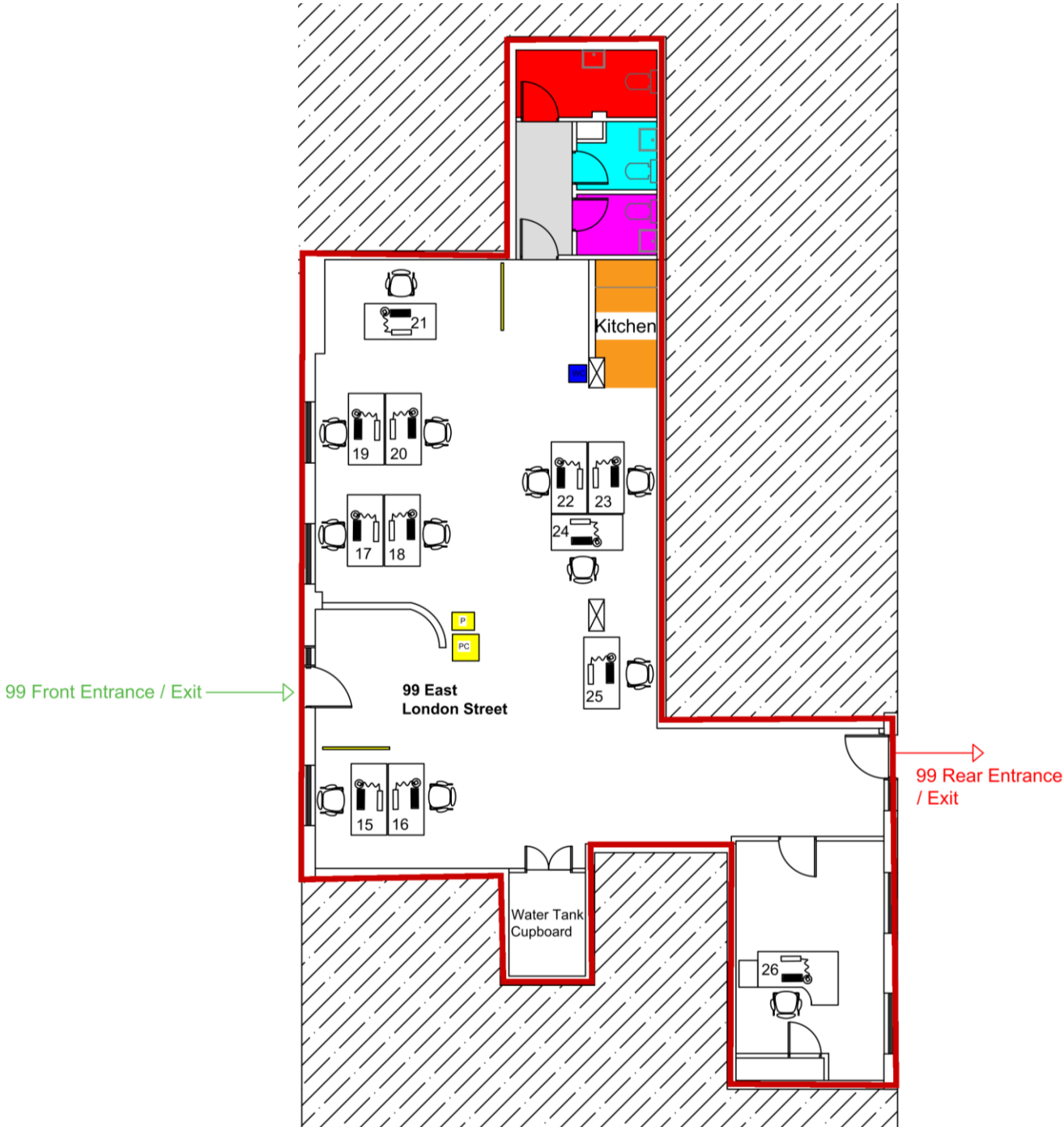
The suite benefits from dual access and the rear entrance leads to a well-maintained shared garden.

The suite also benefits from:

- Gas central heating
- Perimeter trunking
- Separate meeting room
- Kitchen / tea prep area
- Male, Female and Disabled WCs



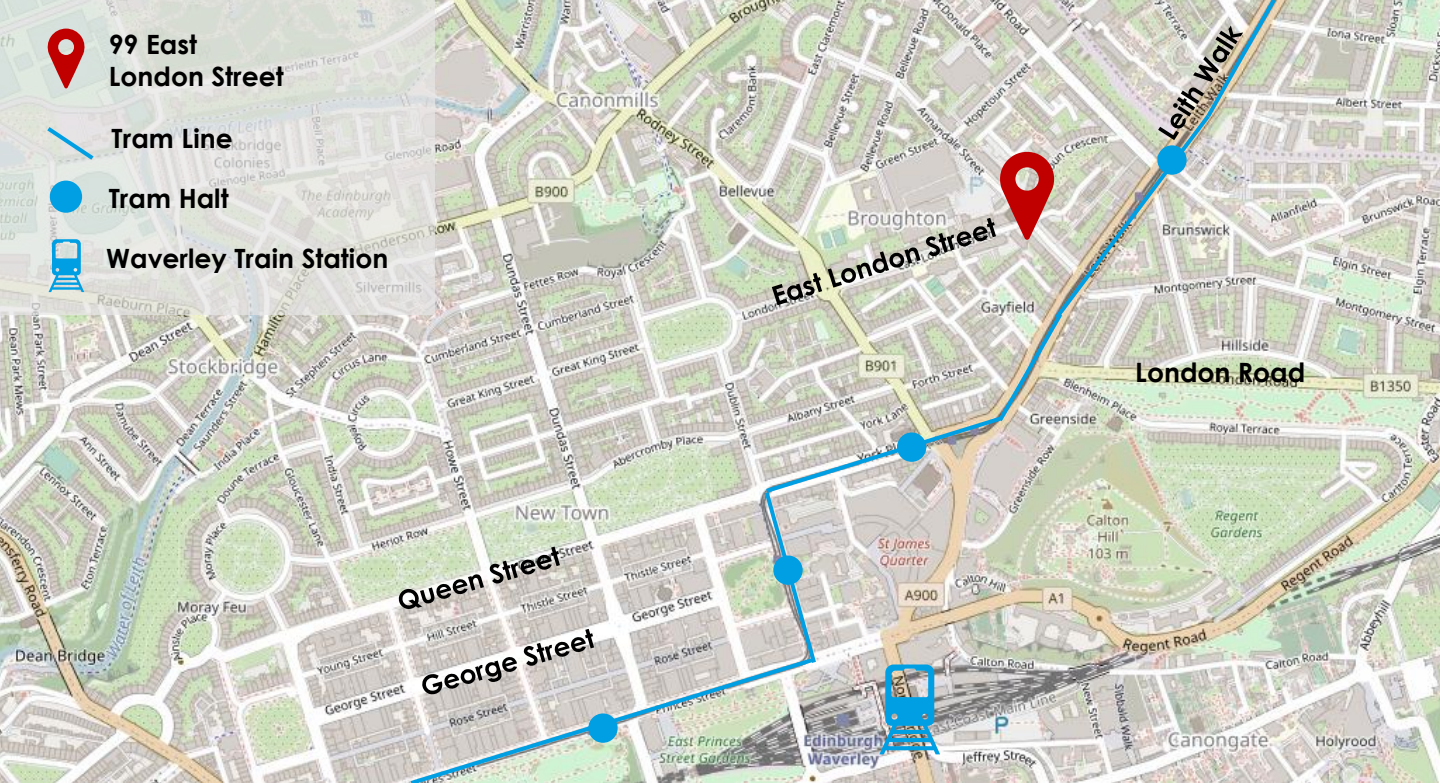
INDICATIVE FLOORPLAN (not to scale):



ACCOMMODATION:

Sq Ft	Sq M
1,381	128.33

Measurements are undertaken on a net internal basis and are approximate.



PRICE AND SALE/LEASE TERMS

Offers over £250,000 are invited to acquire the heritable title with full vacant possession on an unconditional basis.

The property are also available to let on a Full Repairing and Insuring basis on lease terms to be agreed. Quoting rent available on application.

PLANNING

The property is currently used for offices 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 for number 99 is currently £18,600.

ENTRY

Upon conclusion of missives.

VAT

The property is registered for VAT.

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

EPC A.

VIEWING & FURTHER INFORMATION



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