




# To Let

1,131 sq ft / 105.03 sq m



**12 Queensferry Street,**  
Edinburgh, EH3 7PR

-  Highly prominent self-contained, property with large glazed frontage
-  Class 2 Consent (financial, professional and other services)
-  Lease assignment or sub-lease available

DEVELOPMENT | AGENCY | INVESTMENT | ACQUISITION | ASSET MANAGEMENT

## LOCATION

The property is located on the west side of Queensferry Street in Edinburgh city centre. The property has excellent access to public transport to include bus routes on Queensferry Street, Shandwick Place and Princes Street. The Princes Street and Shandwick tram halts are also easily accessed from the property; additionally, the property is equidistant to both Waverley and Haymarket train stations.

Queensferry Street is an established retail and leisure location with a variety of local restaurants and bars, to include: @pizza, indigo Yard, pizza express, Cairngorm Coffee and Bros Bagels. The new Jonny Walker Visitor Centre is due to open in late 2020, providing additional amenity and footfall within 100 metres.

## DESCRIPTION

The property was significantly refurbished in 2017 to provide open plan office space and a meeting room on the ground floor with tea prep, WC and storage within the basement.

## ACCOMMODATION

The property has a net internal area of 1,132 sq. ft. / 105.03 sq. m.

	Sq. ft.	Sq. m.
Ground Floor	666	61.85
Basement	465	43.18
<b>Total</b>	<b>1,131</b>	<b>105.03</b>

The property has an ITZA of 591 sq. ft. / 54.91 sq. m.

## USE

The property has a Class 2 consent and previously had a Class 3 consent.

## LEASE TERMS

Our client has a lease which expires in July 2027 with a tenant only break option in July 2022. The passing rent is £27,500 with a rent review in July 2022.

Our client's preference is to assign the lease, although consideration will be given to a sub-lease.

## LEGAL COSTS

Each party will be responsible for their own legal costs. The in-going tenant will be responsible for the payment of any registrations dues and any LBTT payable.

Should any Landlord's costs be incurred with regard to granting consent, these will be shared equally between the Tenant and the Sub-Tenant.

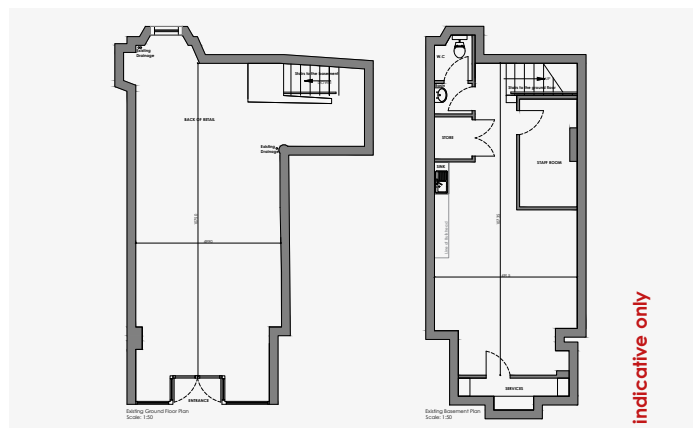
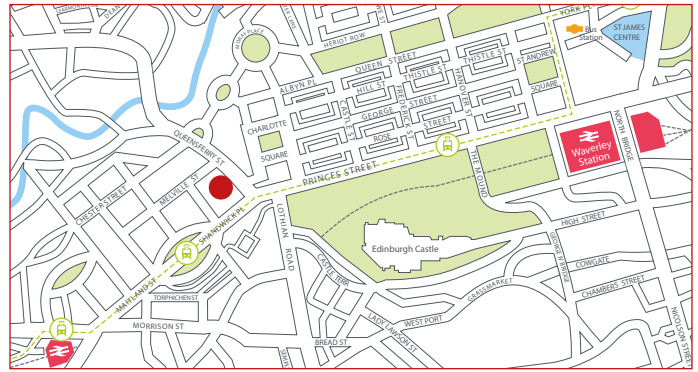
## RATES

Any incoming tenant will be responsible for the payment of all local authority rates pertaining to their occupation.

The property currently has a rateable value of £34,100.

## VAT

The property is not registered for VAT, therefore VAT is not payable on the rent.



## EPC

Available on request.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Nick White

E: [nick@cuthbertwhite.com](mailto:nick@cuthbertwhite.com)

M: 07786 171 226

Sara Dudgeon

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**IMPORTANT NOTICE:** CuthbertWhite Ltd for the Head Tenant of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending sub-tenants and do not constitute part of an offer or contract. Prospective sub-tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending landlord should not rely on them as statements or representations 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 CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Head Tenant. 4. No responsibility can be accepted for any expenses incurred by intending sub-tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared July 2020.



**Cuthbert  
White**