Cuthbert White

0131 202 1880



To Let/May Sell

1,368 sq ft / 127.09 sq m
(Net Internal Area)

6-8 Dewar Place Lane
Edinburgh
EH3 8EF

- Rare opportunity to let / purchase a double mews property only minutes from Haymarket Station
- Newly refurbished
- Secure garage for two cars

LOCATION

The property is located in the heart of Edinburgh, only a short distance from the new Haymarket Development, Haymarket Train Station and in close proximity to the Tram and major bus routes.

There are a number of prestigious companies located nearby, including Anderson Strathern, Addleshaw Goddard, Lothian Police and Brewin Dolphin, whilst Baillie Gifford will move to their new headquarters at 'The Haymarket' in 2023.

DESCRIPTION

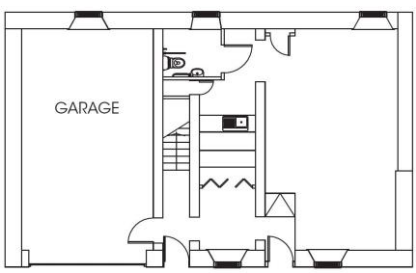
The property is presented to a high standard and comprises a traditional stone built detached office building arranged over ground and first floors with an internal garage capable of accommodating two cars.

Access is gained separately from street level to both floors and could be sub-divided if required. Individual rooms are well proportioned and the property has recently been refurbished to include new double glazed front doors, fresh carpets and paintwork throughout, new tea prep facilities on the ground and first floors and new LED lighting.

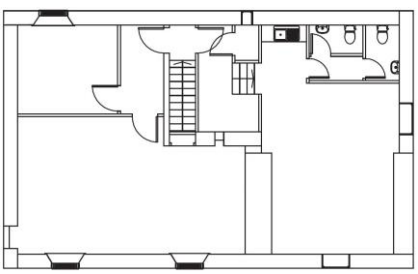
ACCOMMODATION

The office has a net internal area of 1,368 sq ft / 127.09 sq m.

The garage is not included in the net internal area and this could provide an additional 413 sq ft / 38.39 sq m office space if required, subject to obtaining the relevant planning consent and building warrant as appropriate.



GROUND FLOOR



FIRST FLOOR





LEASE/ SALE TERMS

The property is available to lease on a new Full Repairing and Insuring basis at £36,000 per annum or to purchase on an unconditional basis at £575,000.

SERVICE CHARGE

No service charge is applicable to a single tenant, although the tenant will be responsible for their own utility bills and maintenance of the building.

RATES

The rateable value will require to be reassessed, although is expected to be in the region of £20,000.

ENTRY

Entry to the premises can be granted immediately.

VAT

The building is elected for VAT, which will be payable on the purchase price or rent.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.

VIEWING & FURTHER INFORMATION



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IMPORTANT NOTICE: CuthbertWhite Ltd for the Landlord 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 tenants and do not constitute part of an offer or contract. Prospective 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 tenant 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 Landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared November 2020.

Cuthbert White