



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

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 provides 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
Total	1,131	105.03

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

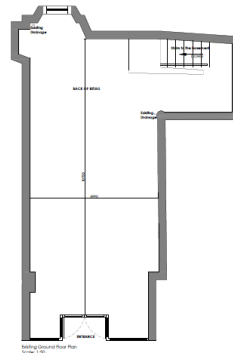
Our client has a lease which expires in July 2027 with a tenant only break option in July 2022. The passing rent is £27,500 with a rent review in July 2022.

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.



Indicative only

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 AND FURTHER INFORMATION



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