



112

GEORGE STREET

EH2 4LH

To Let – Unique,
Fully Refurbished Townhouse

Ground Floor 796 sq ft (73.94m²)

Second Floor 885 sq ft (82.22m²)

www.112georgestreet.co.uk



Second Floor



112 George Street is situated within a prime City Centre location on the South side of George Street between Castle Street and South Charlotte Street in Edinburgh's golden rectangle area. The location is highly desirable with occupiers benefiting from a prestigious address coupled with the City's best retail and leisure amenities and transport links.

The property offers outstanding connectivity with both the recently redeveloped Waverley and Haymarket Railway Stations a short walk away. Edinburgh Bus station is also nearby and the new tram system is in close proximity, providing a direct connection to and from Edinburgh Airport.

DESCRIPTION

112 George Street is a unique Category B listed Georgian townhouse which has undergone a remarkable transformation benefiting from a comprehensive roof downwards refurbishment. The building mixes period character complemented by high quality modern fittings and infrastructure.

112 George Street benefits from the following specification and features:

- Castle views from every upper level
- Flood cabled with CAT 6
- Modern feature and LED lighting
- Flexibility to multi occupy with distribution boards on each floor
- Shower
- Tea prep areas
- Secure covered bike storage
- Garden area
- Secure car parking spaces

ACCOMMODATION

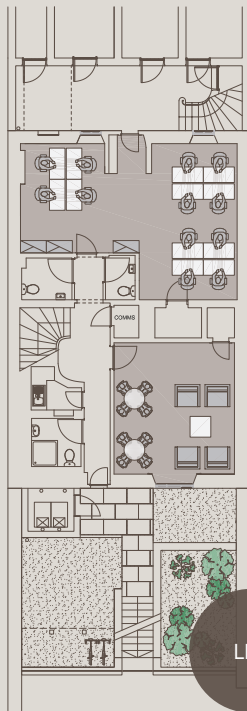
The building has been measured on a Net Internal Area in accordance with RICS code measuring practice 6th edition. IPMS (3) measurement available on request.

Lower Ground	LET	Off To Work
Ground	796 Sq Ft	73.95m ²
First	LET	David Simmonds
Second	885 Sq Ft	82.22m ²
Third	LET	Civerinos

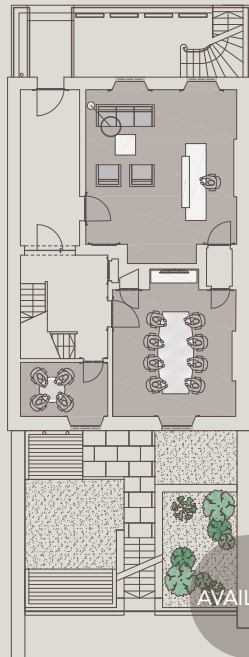




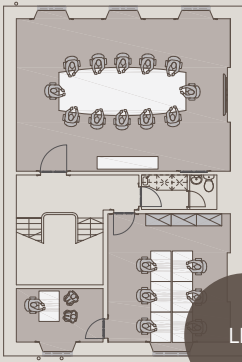
Ground Floor



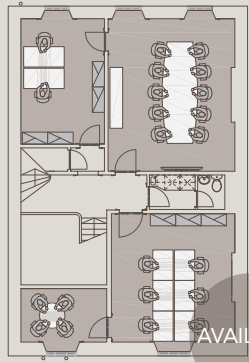
BASEMENT LAYOUT - 1:100



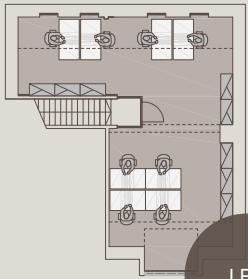
GROUND FLOOR LAYOUT - 1:100



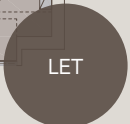
FIRST FLOOR LAYOUT - 1:100

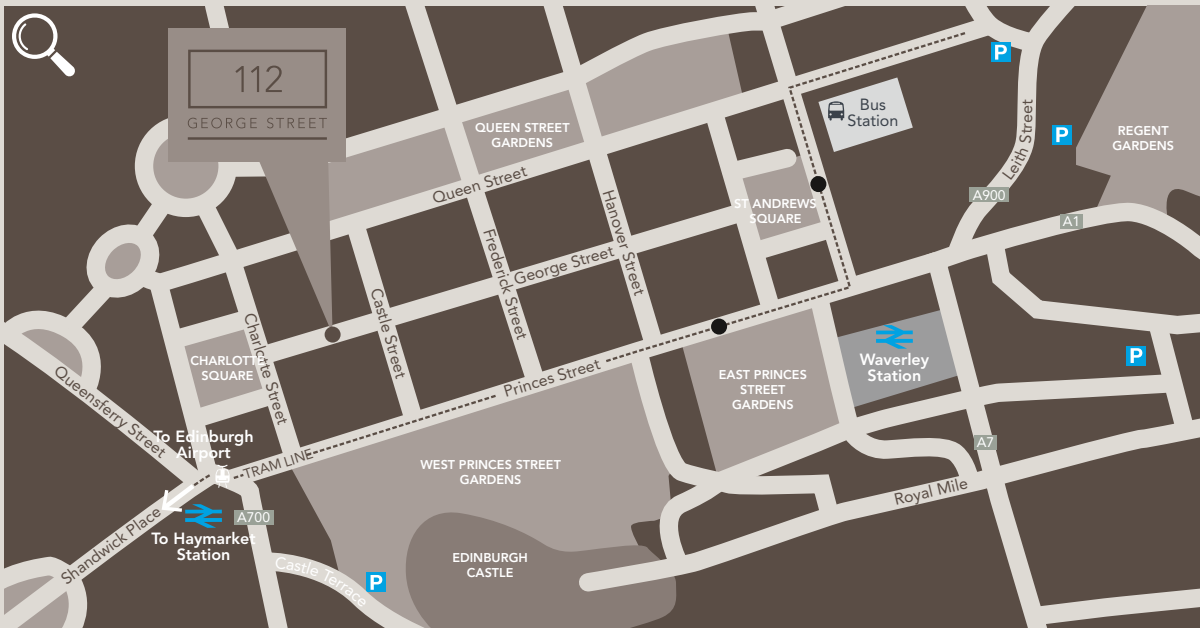


SECOND FLOOR LAYOUT - 1:100



ATTIC LAYOUT - 1:100





EPC

The building has an EPC score of C.

VIEWING AND FURTHER INFORMATION

Viewings of the property and any further information can be provided from the sole disposal agent.

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LEASE TERMS

The subjects are available on Full Repairing and Insuring terms for a period to be agreed. Further information is available from the sole letting agents.

RATEABLE VALUE

RV Ground £13,450.
RV Second £11,300.
The 2020/21 Rate Pounds is 49.0 pence. Up to 100% Rates exemption could be applicable.

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particulars by vendor, lessor or the agent. February 2022