



## TO LET CLASS 1A USE

35A DUNDAS STREET  
EDINBURGH  
EH3 6QQ

- Rarely available/unique lower ground floor retail premises
- Situated on Dundas Street in Edinburgh's highly-established New Town district
- Immaculately presented and decorated to a high standard throughout
- NIA of 200.05sqm (2,153sqft)
- Rental offers over £26,000 per annum



## LOCATION

Dundas Street to the North of Edinburgh's city centre, is located in Edinburgh's well established New Town district and is considered to be one of the city's most popular and affluent secondary retailing locations.

More specifically, the premises itself at 35a Dundas Street, is located on the west-side of the street, approximately 30 metres from the crossroad that links the northern end of Dundas Street with Great King Street. The premises is 500m to the north of Edinburgh's central hub of George Street and Princes Street, and approximately 500m to north-west of Edinburgh's newly developed East End.

The location of the premises is seen on the below appended plan:

## DESCRIPTION

The subjects comprise a lower ground floor class 1A premises of traditional stone construction, contained as part of a larger 5 storey premises, surmounted by a pitched and slated roof to the front and above, with separate single-storey mono-pitch roof sections extending out to the rear of the premises.

Internally, the premises is currently laid out to provide open-plan retail/showroom/sales space, with a W/C compartment and small staff kitchenette located off to the right-hand side, with office and workshop space located to the rear, as well as ample options for storage.

The premises is decorated and presented to a high standard throughout, and would suit a variety of class 1A uses, as well as other uses, subject to all relevant and necessary planning consents.

## ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the Net Internal Area of the subjects to be in the order of:

200.05sqm (2,153sqft)

## RENT

Our clients are seeking offers over £26,000 per annum on a Full Repairing and Insuring lease for a negotiable period.

## NON-DOMESTIC RATES

According to the Scottish Assessors Association website, the property has a current rateable value of £21,000 per annum.

## VAT

The prices quoted are exclusive of VAT which may be chargeable.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING:

Strictly by appointment through the sole letting agents.

## DATE OF ENTRY:

Entry will be available on completion of legal formalities.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. For reference, the property has an energy rating of #.

## REFERENCE:

ESA3088

## DATE OF PUBLICATION:

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## CONTACT:

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Edinburgh  
EH12 6DD

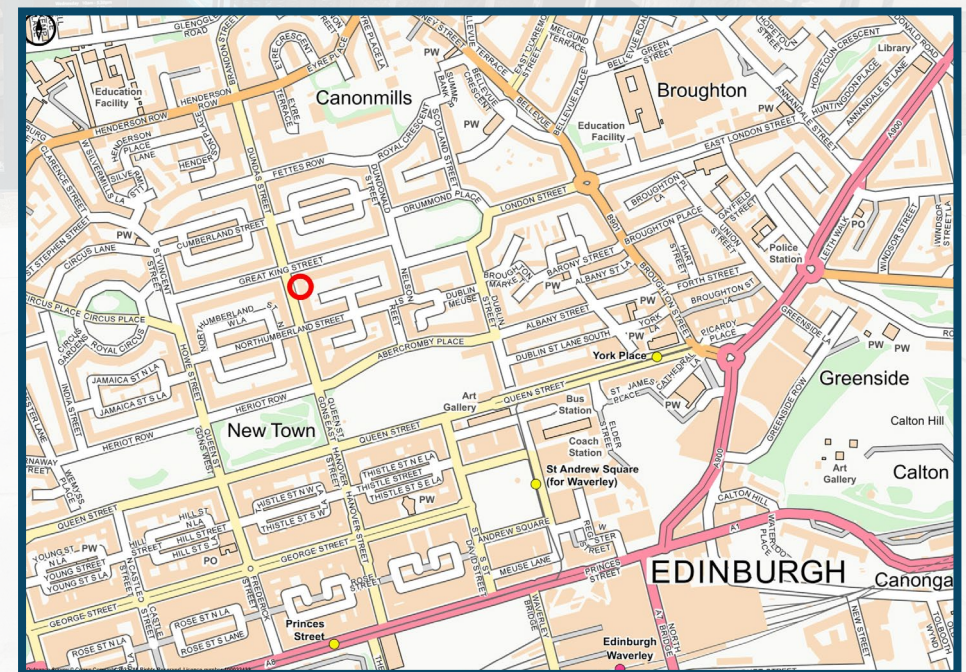
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