



112

GEORGE STREET

EH2 4LH

To Let – Unique,
Fully Refurbished Townhouse
Lower Ground 791 sq ft (73.49 sq m)

www.112georgestreet.co.uk



Lower Ground



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 Waverley and Haymarket Railway Stations a short walk away. Edinburgh Bus station is also nearby and the tram system is in close proximity, providing a direct connection to and from Edinburgh Airport and Leith.

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

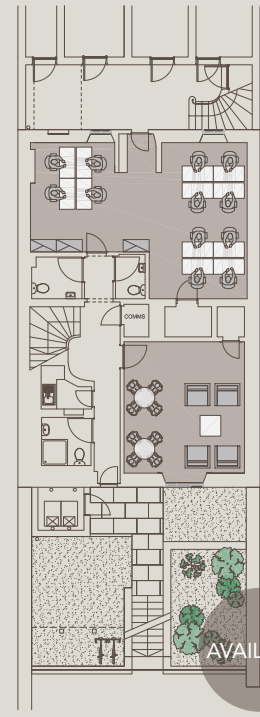
The building has been measured on a Net Internal Area in accordance with RICS code measuring practice 6th edition. IPMS (3) measurement available on request.

Lower Ground	TO LET	791 sq ft
Ground	LET	Promethean Investment
First	LET	Carlton Power Ltd
Second	LET	Carlton Power Ltd
Third	LET	Compass Castle Scotland

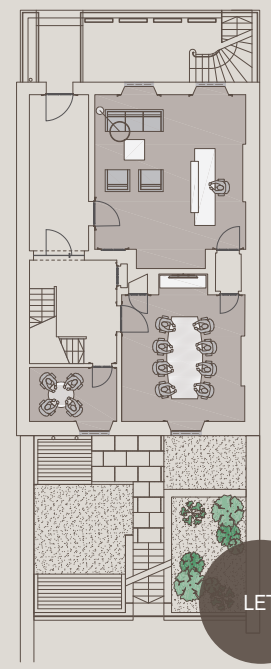




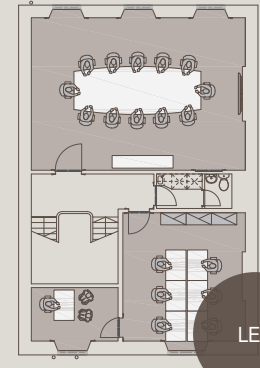
Lower Ground



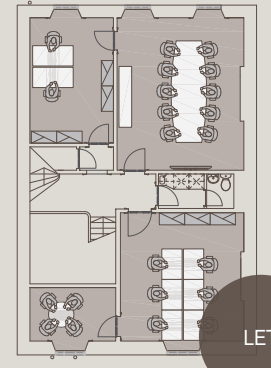
BASEMENT LAYOUT - 1:100



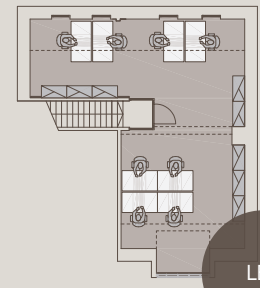
GROUND FLOOR LAYOUT - 1:100



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

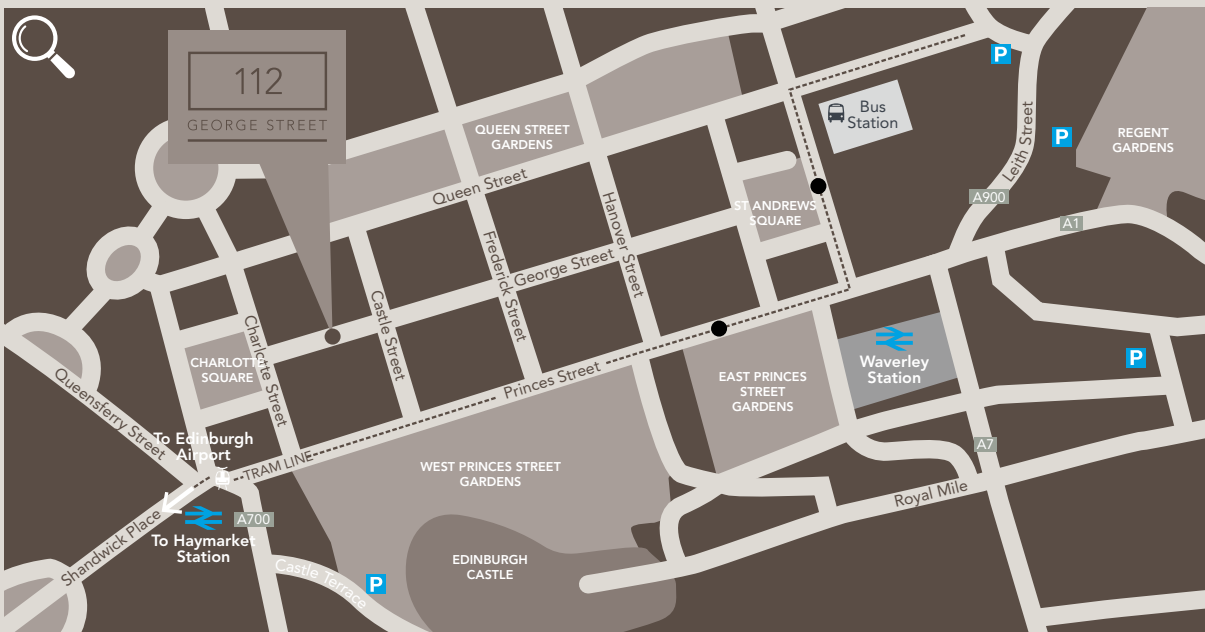
Viewings of the property and any further information can be provided from the letting agents.

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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 letting agents.

RATEABLE VALUE

The Lower Ground floor has a Rateable Value of £11,400 p/a. 100% rates relief could therefore be available to some occupiers.

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. July 2023. Designed by **ZIRK**