

TO LET
GARAGE

 **GRAHAM
SIBBALD**



14B Randolph Lane
Edinburgh
EH3 7TD

- Single car garage within mews style premises
- Situated within established west end district of Edinburgh's city centre
- 17.62 sq m (190 sq ft).
- Offers over £3,500 per annum



To arrange a viewing please contact:



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Associate
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LOCATION

The subjects are located along Randolph Lane in Edinburgh's desirable and sought after west-end district. Randolph Lane is a unique cul-de-sac of stone-built mews style properties that is accessed as a continuation of Randolph Place. The access of which is taken eastwards at the junction between Melville Place, Queensferry Street and Drumsheugh Place.

This can be seen more specifically on the appended map.

DESCRIPTION

The subjects comprise a single car garage situated under a mews style stone-built premises.

Internally the subjects are constructed with a solid concrete floor, with the walls of solid brick with some timber panel finishing. The subjects also benefit from electricity and its own separate meter.

Access is achieved via the up and over door which is 2.3m wide by 2.1m high.

ACCOMMODATION

We have measured the subjects in accordance with the RICS code of Measuring Practice 6th edition on a Gross Internal Area; 17.62 sq m. (190 sq ft)

RATEABLE VALUE

With reference to the Scottish Assessors Association Website we note the rateable value to be £2,200. We can confirm this is the updated value which will take effect from 1st April 2023.

EPC

EPC will be available upon request.

LEGAL COSTS + VAT

Each party will be liable for their own legal costs. We understand that there is no VAT payable.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2025