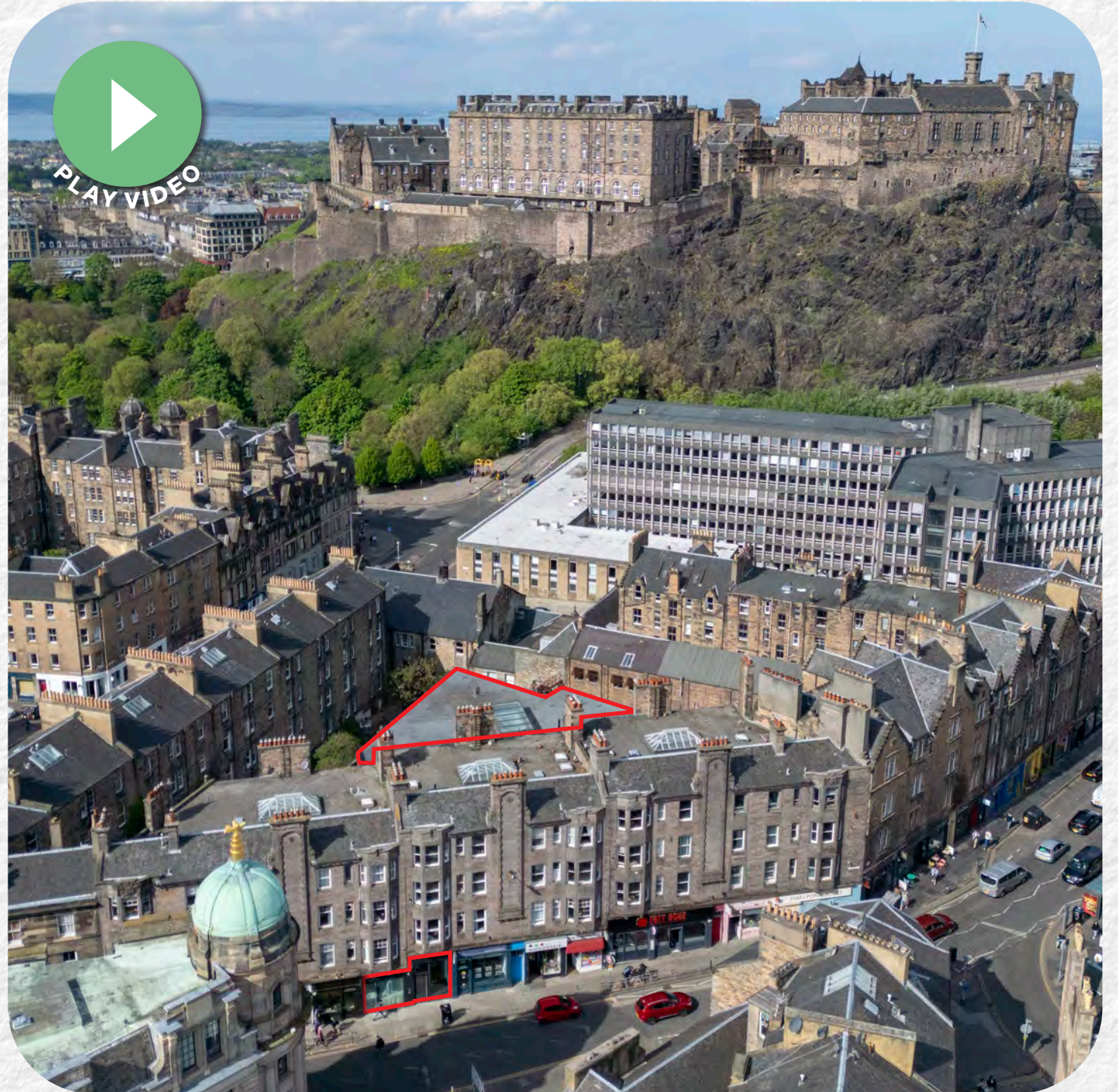


57  
-  
59

**TO LET/MAY SELL**

**8,848 SQ FT**

**57-59 BREAD STREET  
EDINBURGH EH3 9AH**



**8,848 SQ FT OF  
HIGHLY SPECIFIED  
GROUND FLOOR  
ACCOMMODATION  
ACCESSED VIA  
BREAD STREET.**



**CURRENTLY USED  
AS OFFICES BUT  
SUITABLE FOR A  
VARIETY OF USES.**

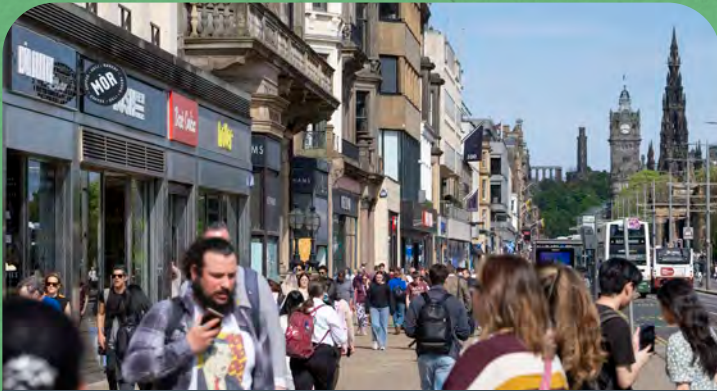


## LOCATION & SITUATION

Situated between Edinburgh's historic Old Town and the business district, 57-59 Bread Street offers a great acquisition opportunity. Located just steps away from the well-connected Lothian Road, along with a short distance from the Grassmarket and Edinburgh Castle, this prime location offers the perfect blend of tradition and modernity.

The building benefits from excellent transport links nearby, including the Haymarket and Edinburgh Waverley train stations within walking distance, as well as convenient access to tram and bus services. The property is also readily accessible by local footpath and cycle way.

The immediate vicinity includes a mix of residential and commercial offerings. Nearby occupiers include Starbucks, Hilton Hotel, The Chanter, Sainsbury's Local and Costcutters. The Castle Terrace NCP Car Park is also in close proximity within only a 1 minute drive or 3 minutes walk. The location benefits from a high level of passing traffic and footfall offering a great opportunity to elevate the visibility of your business.



RETAIL DESTINATIONS SUCH AS LOTHIAN ROAD AND PRINCES STREET WITHIN WALKING DISTANCE



PLENTY OF CAFES AND LUNCH SPOTS LOCALLY



PUBS AND RESTAURANTS IN THE IMMEDIATE SURROUNDING AREAS



VARIOUS CONVENIENCE STORES WITHIN A 5 MINUTE WALK



MANY HOTEL OPERATORS NEARBY



GREAT TRANSPORT LINKS INCLUDING ACCESS TO TRAM, BUSES AND TRAIN STATIONS



## LOCAL OCCUPIERS

- 1. HAYMARKET SQUARE**  
Baillie Gifford  
Shepherd & Wedderburn  
Dentons UK  
Shoosmiths
- 2. EXCHANGE TOWER**  
Addleshaw Goddard  
Royal Bank of Canada
- 3. STANDARD LIFE HOUSE**
- 4. ATRIA ONE**  
EDF Energy  
EY  
PWC
- 5. 60 MORRISON STREET**  
Scottish Widows
- 6. EXCHANGE CRESCENT**  
JLL  
Substrans  
Dukosi  
Grant Thornton
- 7. CAPITAL SQUARE**  
Mazars  
Brodiess
- 8. 30 SEMPLE STREET**  
Hymans Robertson
- 9. CAPITAL HOUSE**  
Unity Technology  
Dentsu Aegis
- 10. ARGYLE HOUSE**  
TLS  
Venture Trust
- 11. WESTPORT**  
NHS Education For Scotland  
Audit Scotland



**ENTRANCE**

## DESCRIPTION

57-59 Bread Street offers good quality, open plan accommodation arranged in a single floor plate of 8,848 sq ft at ground level. The premises are utilised as offices, but subject to planning could be suitable for other uses. The accommodation offers a very modern, industrial interior with its polished concrete floors and open plan office space.

The interior has been designed with sustainability in mind with the wooden slatted ceilings concealing 50mm of sheepswool to provide acoustic absorption whilst adding warmth to the palette of materials. Additionally, the walls and ceiling are lined internally with woodfibre insulation to achieve a U Value of 0.15WmK.

There is a good provision of meeting rooms, toilets and kitchen facilities along with secure bike storage. The office accommodation benefits from excellent levels of natural light and generous floor to ceiling heights, creating a very bright and airy environment. Natural lighting is supplemented with light fittings and the opening rooflight. There is also solid floors with perimeter trunking and gas central heating.

The specification of the office includes:



Interior designed with high environmental standards



Industrial inspired interior



High levels of natural light including an opening rooflight



Wet underfloor heating system throughout



Galvanised steel skirting trunking



WC & shower provisions



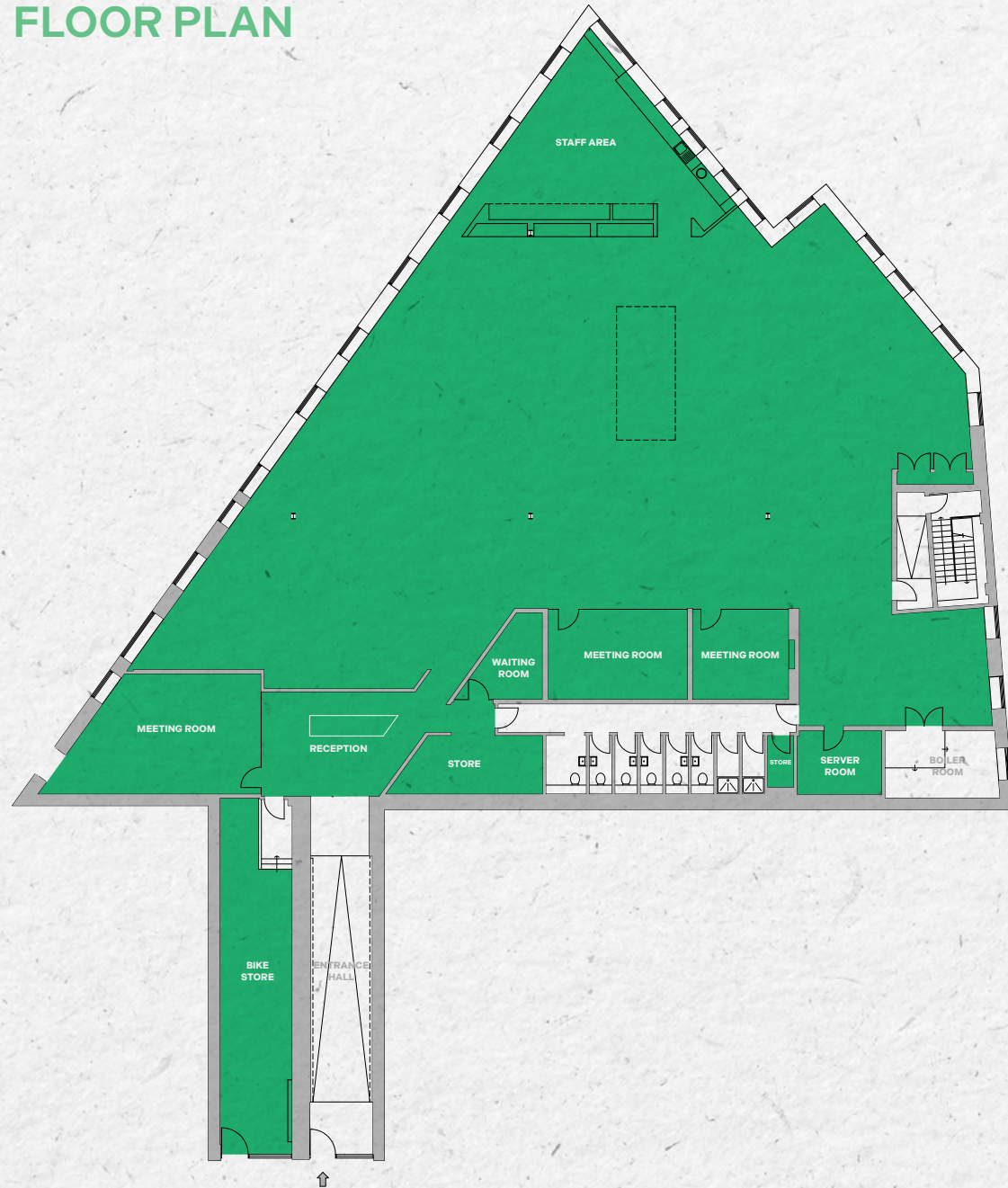
Secure internal bike storage



Meeting rooms and kitchen facilities



# FLOOR PLAN



## EPC

EPC Rating - "B".

## EXISTING USE & CONVERSION POTENTIAL

The property is currently used in accordance with Class 4 (Business) of the Scottish Use Classes Order as an office.

57-59 Bread Street would also be well suited to other sectors such as leisure and hospitality.

## PLANNING

The building is located within the West End (CA8) conservation area.

Any change of use will require both planning permission whereby careful attention will need to be taken on retaining external historic features.

Interested parties are invited to make their own enquires to the City of Edinburgh Council planning department. For further information on planning please contact City of Edinburgh Council's Planning department at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk).

## RENT, LEASE AND SALES TERMS

Full details including rent and sale price are available from the agents.

## TENURE

Leasehold Title or Heritable Title (Scottish equivalent of English Freehold).



## RATEABLE VALUE

The building is currently assessed as a whole with the total rateable value currently £118,750 with rates payable of £66,381.25.

For more information please contact Lothian Valuation Joint Board on 0131 344 2500 or by email: [enquiries@lothian-vjb.gov.uk](mailto:enquiries@lothian-vjb.gov.uk).

## LEGAL COSTS & VAT

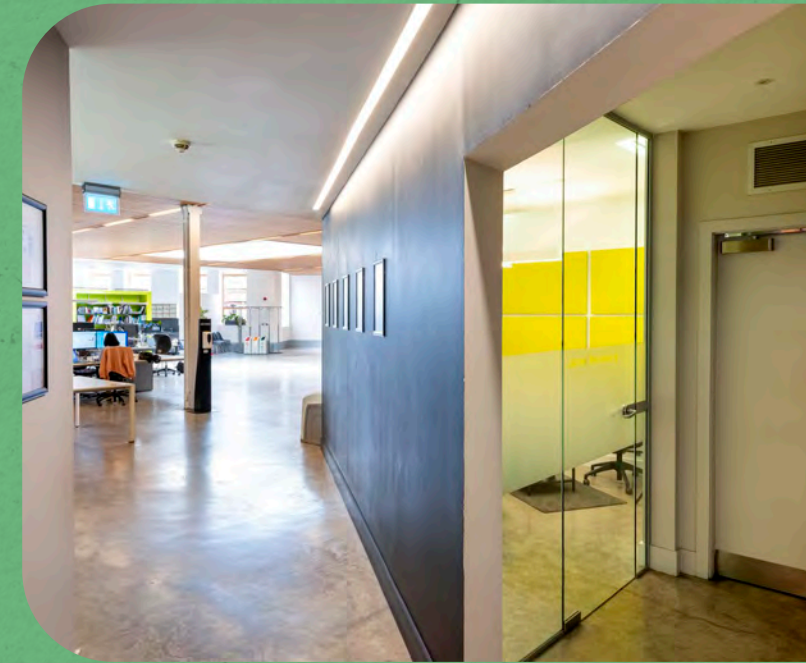
Each party to be responsible for their own legal costs incurred during the transaction.

For the avoidance of doubt the ingoing tenant will be responsible for Stamp Duty Land Tax (SDLT), registration dues and any VAT payable thereon. The subject has been elected for the purpose of VAT.

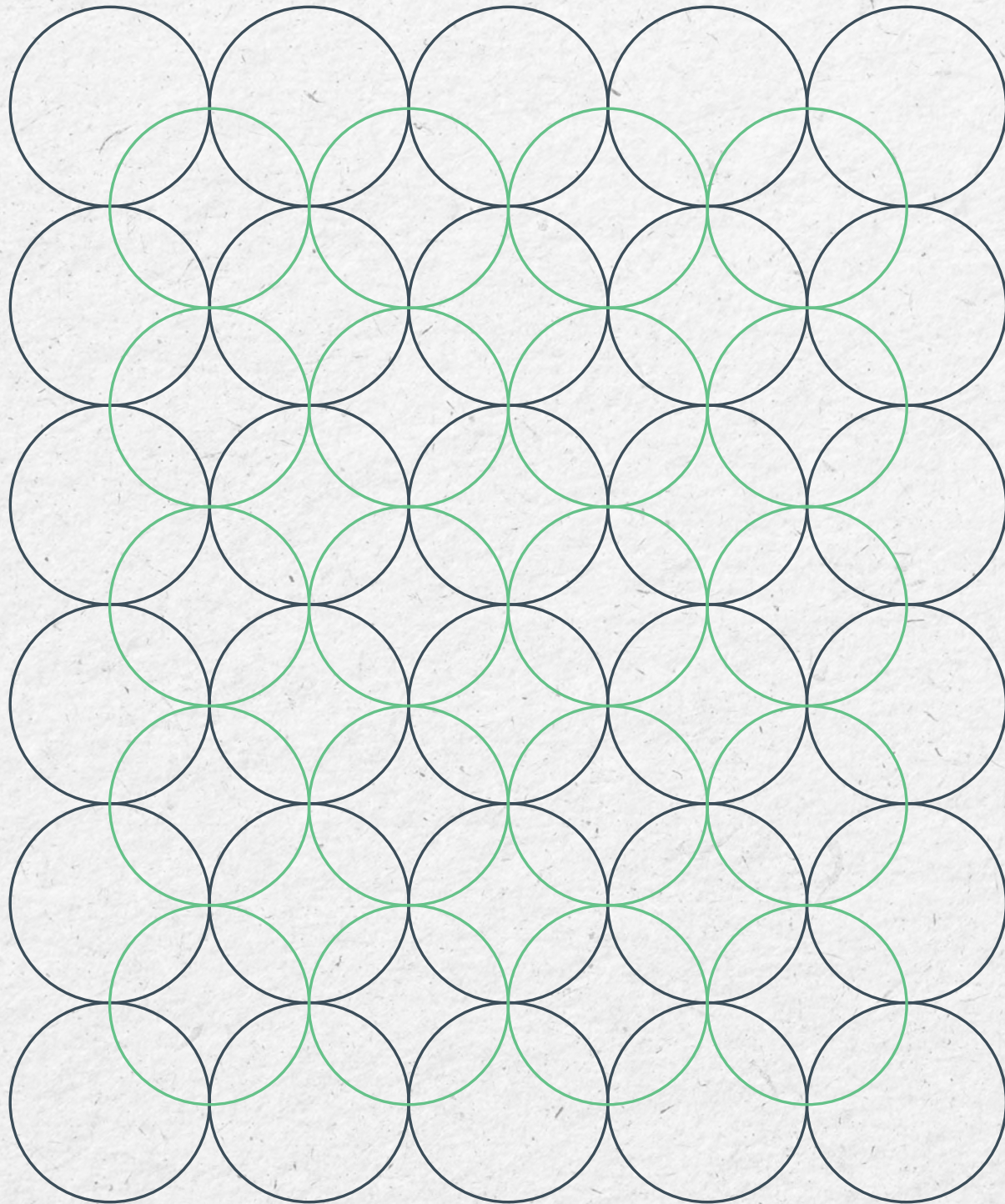
## TITLE PLAN

The below plan delineates our understanding of the Title boundary.

Interested parties must satisfy themselves as to the boundary as part of their due diligence.







## VIEWING & CONTACT

For further information please contact:

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