DM HALL

To Let

Grade B listed Office



78 Buccleuch Street, Edinburgh EH8 9NH

505.90 sq ft
(47 sq m)

- Rarely available Grade B Listed office in close proximity to Edinburgh University George Square Campus
- Historically significant property that first on appears on Ainslie's City of Edinburgh map of 1780.
- Former office of Alastair Darling, Chancellor of the Exchequer
- High level of passing vehicular and pedestrian traffic.
- Currently layout comprises of cellular office space and dedicated tea prep facilities.

LOCATION

The subjects occupy a prominent position on Buccleuch Street within Edinburgh's established Southside district, approximately one mile south of the City Centre. The location is a popular mixed use area comprising a combination of residential, office, retail, leisure and educational uses.

The property is situated within close proximity to the University of Edinburgh's George Square campus and is within a short walking distance of The Meadows, one of the city's principal public open spaces. The surrounding area benefits from a wide range of amenities including cafés, restaurants, convenience stores, banks and other local retailers, together with excellent public transport links providing regular services throughout Edinburgh.

Edinburgh City Centre, the Royal Mile, Princes Street and Edinburgh Waverley Railway Station are all readily accessible on foot, whilst the City Bypass (A720) can be reached within approximately 15 minutes, providing convenient access to Scotland's motorway network and Edinburgh Airport.









DESCRIPTION

The subjects comprise a self contained office suite situated on the ground floor of a Grade B Listed building, understood to date from the mid 18th century. The property is arranged over three storeys and an attic and is of traditional stone construction beneath a pitched tiled roof.

Internally, the accommodation is accessed via a storm door leading into a central entrance corridor, which provides access to the principal office accommodation. There are two well proportioned offices positioned to the front of the property, one on either side of the corridor, both benefiting from good levels of natural daylight. The corridor extends to a larger office located to the rear, which is suitable a meeting room or a larger private office.

The property further benefits from dedicated staff facilities, including a tea preparation area and WC accommodation situated adjacent to the rear office. The layout provides an efficient working environment, offering a combination of private office space and ancillary accommodation suitable for a range of professional or office based occupiers.

The office is presented in a basic decorative condition throughout and benefits having recently had damp proofing works. The accommodation would be suitable for a variety of uses, subject to any necessary statutory consents.

TERMS

Offers of £10,000 per annum on a new lease will be considered.

SERVICES

We understand the subjects benefit from mains electricity, water and drainage.



EPC
C (33)

LEGAL COSTS
Each party to bear their own costs

VAT
To be confirmed

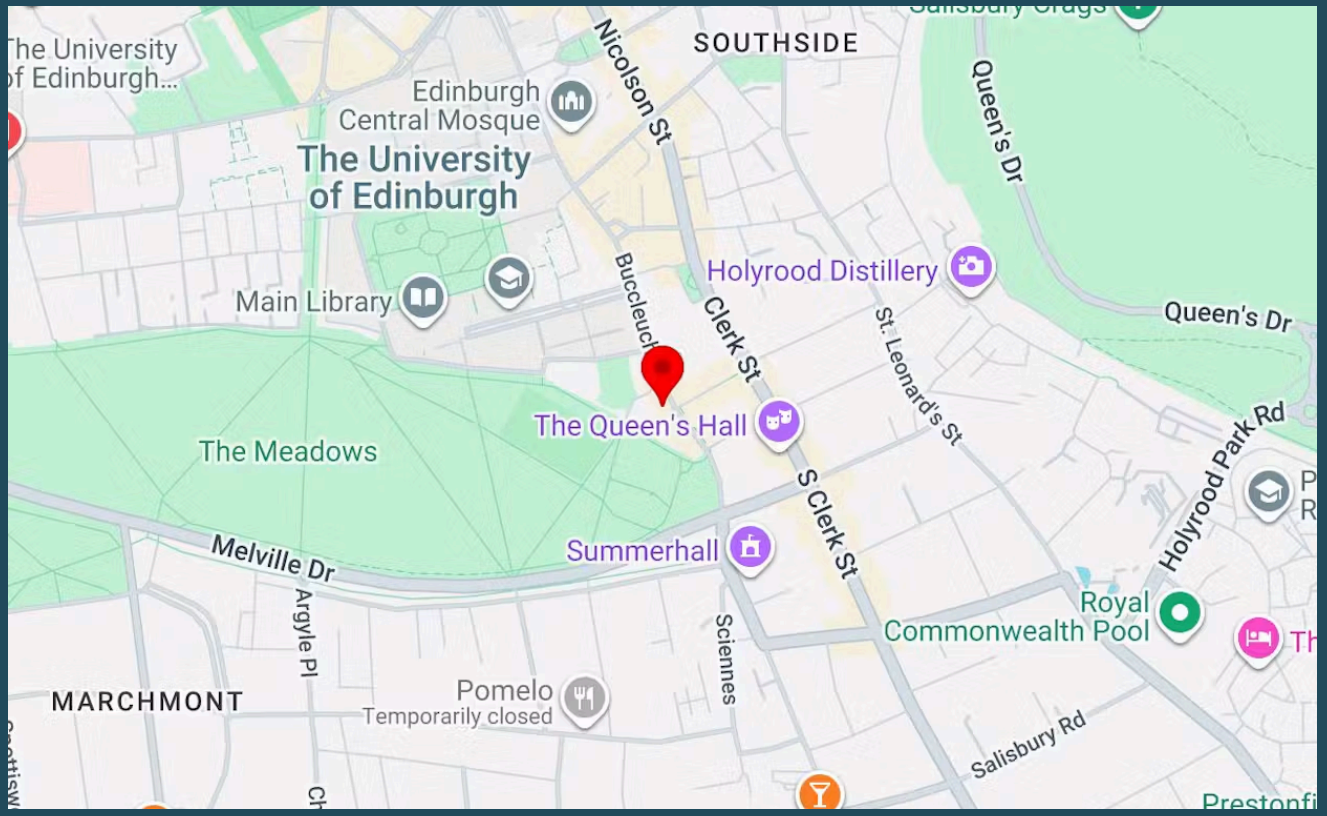
NON-DOMESTIC RATES
Rates Payable: According to the Scottish Assessors Association, the subjects have a rateable value of £6,800. Some occupiers may benefit from Samll Business Bonus Scheme rates relief. All enquirers should carry out their own due diligence.

VIEWING & FURTHER INFORMATION
Viewing strictly arranged by contacting the sole selling/letting agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

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Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA3933

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