ime Property Agents Ltd
12 Home Street
Edinburgh

To Let

£18,000 Per Annum

78C Queen Street, Edinburgh EH2 4NF

Class 1a–Retail/Office

Location

Queen Street is one of Edinburgh's most established and affluent city centre destinations, positioned within the heart of the Georgian New Town. The property occupies a prominent position close to George Street, Princes Street and Charlotte Square.
The surrounding area benefits from substantial footfall and is home to a mix of luxury retailers, independent operators, offices, hospitality venues, and tourism and hotel accommodation.

Description

An exceptional opportunity to lease a newly refurbished Class 1A commercial unit situated within the highly sought after Queen Street, New Town area of Edinburgh. The property is currently being upgraded to an excellent modern specification whilst retaining the character and architectural presence associated with Edinburgh's prestigious New Town. The unit offers a highly versatile open plan layout suitable for a wide variety of occupiers including boutique retail, office, studio, consultancy, beauty, wellness, gallery, showroom, specialist Food & Beverage (subject to consents) and professional services. The property benefits from an attractive contemporary refurbishment including:

- Newly Upgraded glazed frontage
- Large display window facing Queen Street
- Modern minimalist interior finish
- High Ceilings throughout
- Modern recessed lighting
- Neutral décor suitable for immediate occupation
- Disabled access WC
- Ready for tenant ft out
- Prominent city center location

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area

Total 22 sq. m (236 sq. ft)

Rent Price

We are seeking a rent of £18,000 per annum.on full repairing and insuring lease

EPC

Available upon request

Utilities

The property is served by mains Electricity and Water

Rent Price

The property is available on full repairing and insuring lease terms for a minimum period of five years or more. The rent sought is £18,000 per annum

Rateable Value

Interested parties should make their own enquiries with the local authority regarding rates liability and potential small business bonus scheme relief.

The unit may need to be reassessed on completion of renovations but should qualify for 100% rates relief.

Entry

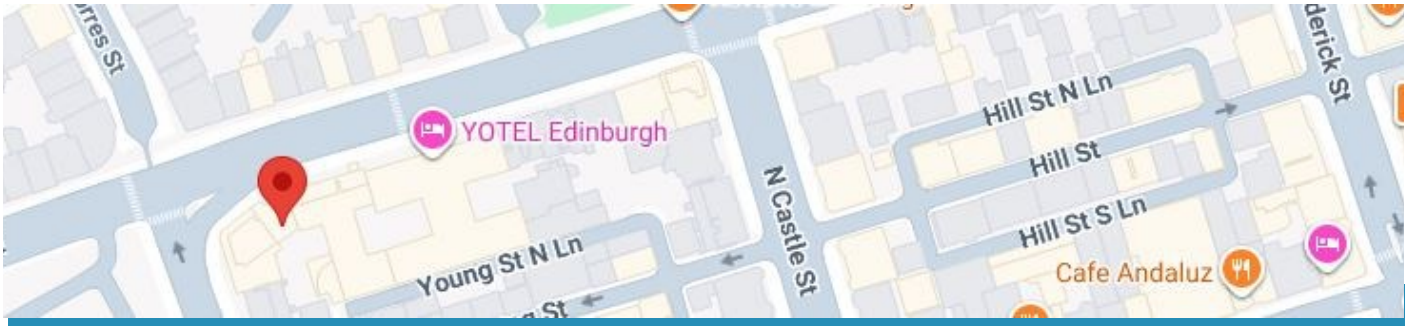
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents Ltd. 0131 290 2350



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.