



ime Property Agents
Ltd

12 Home Street
Edinburgh

To Let

£45,000 per annum

369 High Street, Edinburgh EH1 1PW

Class 1

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Location

The property occupies a prominent position at 369 High Street, in the heart of Edinburgh's historic Royal Mile. This internationally recognised location lies directly opposite St Giles' Cathedral and benefits from an exceptional city-centre setting surrounded by a mix of shops, cafés, restaurants, visitor attractions and professional occupiers.

The surrounding area attracts substantial year-round footfall from residents, office workers and visitors. Waverley Station, Princes Street and the wider city centre are all within easy walking distance, while frequent bus services provide convenient connections across Edinburgh.

Its central Old Town position offers an attractive and highly accessible base for a wide range of Class 4 occupiers.

Description

The subjects comprise second-floor commercial accommodation suitable for Class 4 use. The elevated position provides an impressive outlook over the Royal Mile towards St Giles' Cathedral, creating a distinctive working environment in one of Edinburgh's most recognisable locations. Internally the layout is suited to the current use as a commercial let flat. The class 4 planning allows for a more open plan space, that could be suitable for a variety of business uses. (see floorplans).

The premises present an excellent opportunity for businesses seeking characterful city-centre accommodation with a prestigious address, strong transport connections and immediate access to the amenities of Edinburgh's Old Town.

Accommodation

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

Gross Internal Area 76.68 sq. m (825sq. ft).

Rent Price

£45,000 per annum with a minimum of 5 years to be agreed on full repairing and insuring terms and conditions.

EPC

The Energy Performance Certificate rating is currently Pending

Utilities

The property is served by mains Electricity and Water

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Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects will have a Rateable Value of £11,000. The uniform business rate for the current year is £0.49 pence in the pound.

Effective from April 2026, currently there are zero rates payable. This may be appealed or transitional rates could be applied for.

Entry

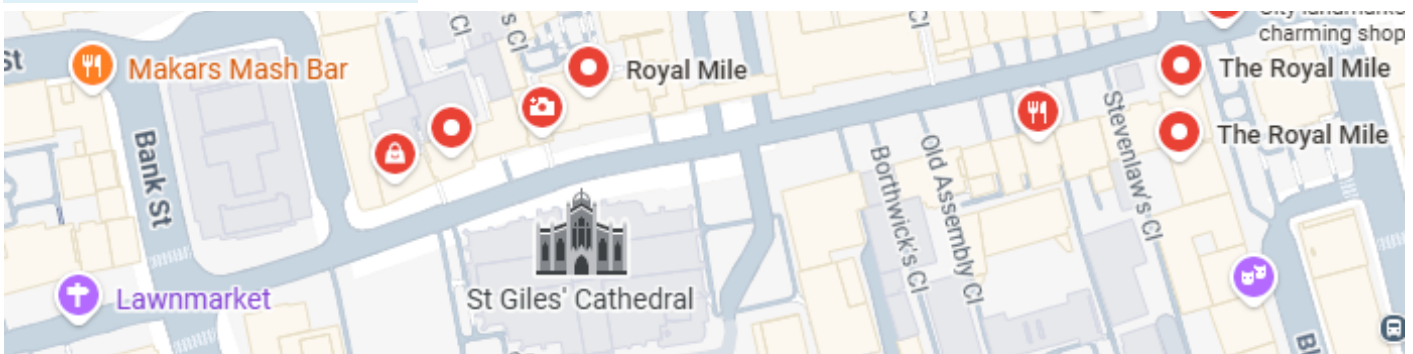
Upon completion of a formal missive under Scots Law.

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 .



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.