FOR SALE

61 Dublin Street, Edinburgh, EH3 6NL
4 Broughton Market, Edinburgh, EH3 6NU

CITY CENTRE LOCATION
POTENTIAL FOR ALTERNATIVE USE





LOCATION

Edinburgh is Scotland's capital city and the **UK's second-largest financial centre**, positioned 400 miles north of London and 45 miles east of Glasgow. With a **population exceeding 550,000 and projected growth of 21% over the next 15 years**, the city is a **key European hub for asset management and financial services.**

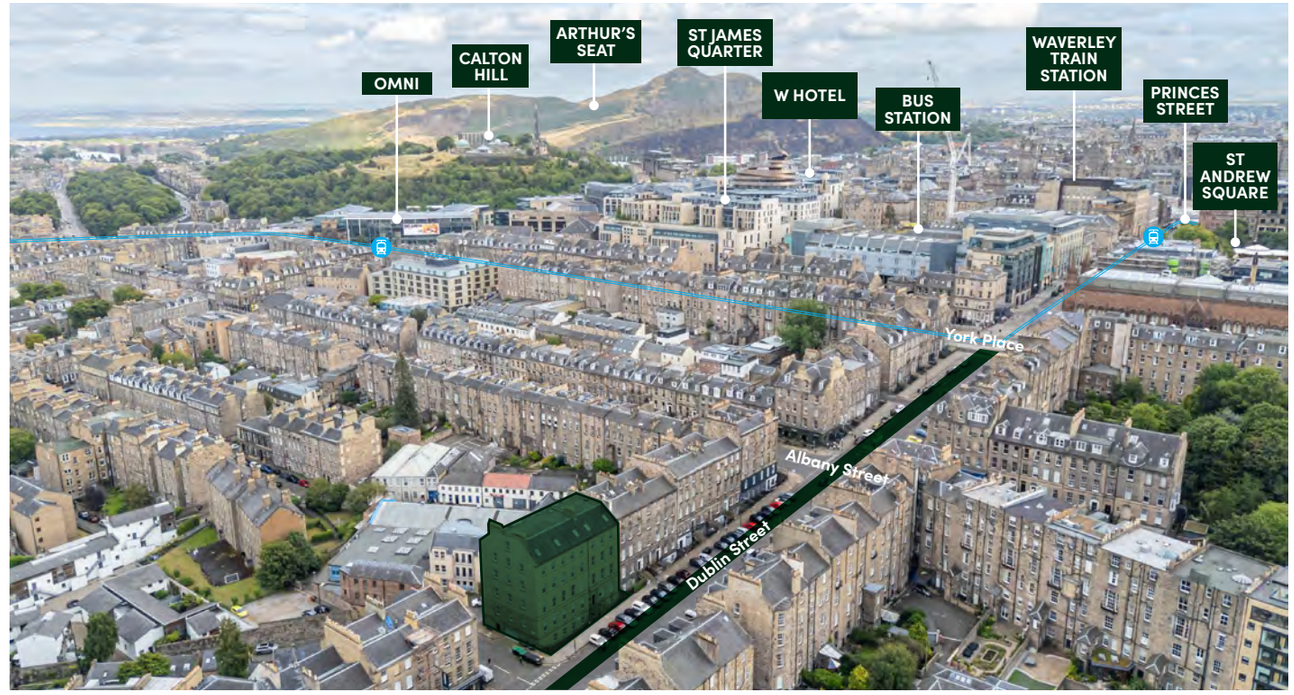
Dublin Street is situated north-east of Edinburgh's "Golden Rectangle" which had traditionally contained the main retail and office accommodation. More modern office accommodation has migrated out to the Exchange Financial District over the past 20 years with a number of other Grade A locations also becoming established at locations such as Quartermile or conversion of traditional buildings on the likes of George Street and new stock delivered at Fountainbridge and Haymarket.

More specifically, the premises under consideration lie on the eastern side of Dublin Street immediately north of its junction with Dublin Street Lane North. The surrounding area comprises period accommodation, a majority of which is put to office or residential use.

Excellent transport links are in the immediate vicinity including nearby Waverley Station and direct access to Edinburgh Airport via the tram which enhances its appeal for investors, developers, owner-occupiers alike and tourists.







DESCRIPTION

61 Dublin Street comprises a Georgian style building completed in 1989 and provides accommodation over six storey's. Internally, the property benefits from an ornate entrance hall with each of the individual floors served by a 10 person Otis lift. The office suites have plastered walls, suspended ceilings incorporating recessed lighting and raised access floors with proprietary carpeting.

The accommodation has benefitted from redecoration including carpets, lights and furnishings as the organisation has re-branded itself under the trading name, C+T LLP in recent years. There is a good supply of natural daylight through single glazed, timber framed, fitments. A gas fired central heating system is in place with a kitchen and WC facilities provided at each level.

The northern end of the basement floor also incorporates secure parking with seven clear car spaces accessed directly from Dublin Street Lane North by an electric door.











4 Broughton Market

Additionally, there is a property at 4 Broughton Market which comprises part of the ground floor of a two storey, brick built, building with painted rendered walls to the front and rendered walls to the side and rear, surmounted by a corrugated pitched metal roof. This provides a further 12 car spaces, one of which is restricted with access by an electric, up and over, garage door.

This is a rare opportunity to secure a substantial, well-located asset in Edinburgh's core commercial and retail district, surrounded by a strong mix of occupiers and supported by excellent transport connectivity.

Clark.

ACCOMMODATION

According to measurements, carried out in accordance with the RICS Code of Measuring Practice (6th Edition) the approximate net internal area of the subjects are as follows:

Description	NIA (Sq M)	NIA (Sq Ft)
Lower Ground Floor	110.09	1,185
Ground Floor	255.38	2,749
First Floor	278.51	2,998
Second Floor	278.51	2,998
Third Floor	281.86	3,034
Fourth Floor	207.72	2,236
Total NIA	**1,412.07**	**15,200**

There are seven unrestricted spaces at basement level. Furthermore, an additional 11 clear spaces and one restricted space are provided at 4 Broughton Market which extends to Gross Internal Area of 278 sq m (2,992 sq ft).

Copies of floor plans including DWG are available upon request.

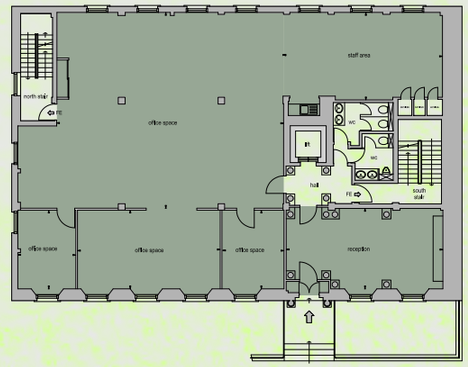
SITE AREA

We have not had sight of a report on the Title of the subjects nor the Title Deeds. We understand the demise to include the solum of 61 Dublin Street together with the area of the eleven clear car spaces and one restricted space at 4 Broughton Market.

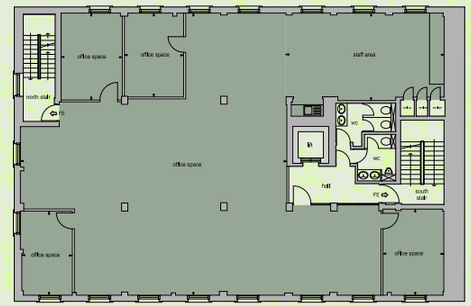
Copies of the title deeds will be available as part of the seller's sale package.



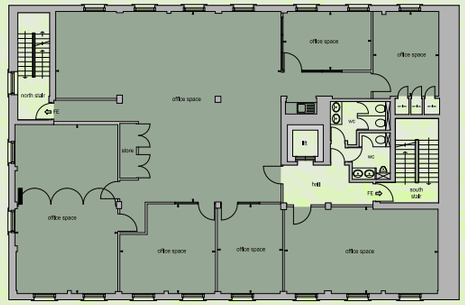
Lower Ground Floor



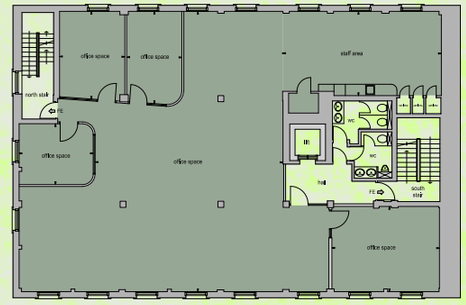
Ground Floor



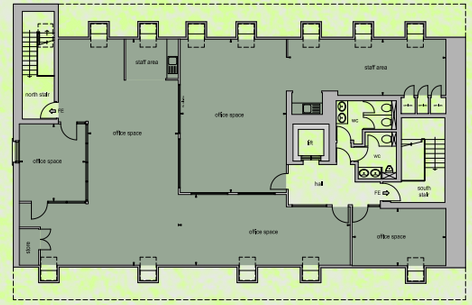
First Floor



Second Floor



Third Floor



Fourth Floor



Ground Floor: Broughton Market

THE GIA OF THE OFFICE ACCOMMODATION IS 1,917 SQ M (20,633 SQ FT)

SERVICES
We understand the premises to be served by mains electricity, gas and water with drainage assumed to be to the main sewer. None of the services have been tested.

PRICING
Our client may consider separate offer for the premises at 4 Broughton Market, however it is anticipated that matters will go to a formal closing date for offers.

The property LLP largely functions as the head office of Chiene + Tait.

There is a lease between the Partners and Trustees for the firm of Chiene + Tait as Landlords and Chiene + Tait LLP as Tenants.

A Minute of Variation and Extension of Lease was extended until 7 June 2028, albeit there is a Tenant Only Break Option effective from 8 June 2027 which requires three months' written notice to exercise timeously. The rent is £265,000 per annum exclusive with effect from 1 July 2024.

There is a short-term and flexible lease in place within part of the fourth floor accommodation. This is in favour of Clark Comms. It had an initial period until 31 October 2023 and has continued month to month thereafter with any expiry requiring three months' notice. The annual rent is £18,955 per annum exclusive.

West Burton Limited lease entire third floor accommodation. This was effective from June 2023 till 2028 with a Tenant Only Break Option in June 2027. The rent passing in respect of the third floor is £60,500 per annum exclusive. Copies of all available leases are available upon request.

PLANNING
The property is currently used as offices in accordance with Class 4 of the Scottish Use Classes Order.

The subjects are governed by the City Plan 2030 which was adopted on 7th November 2024. We have made investigations of Historic Environment Scotland and note that the property does not seem to be listed. The premises may also have the potential for conversion for residential use. Purchasers should make direct inquiries with The City of Edinburgh Planning department.

VAT
All figures quoted are exclusive of VAT, which is payable at the prevailing rate.

BUSINESS RATES
We have investigated the Scottish Assessors' Association webpage at www.saa.gov.uk and we note that the premises are entered in the Valuation Roll under various entries as follows:

Description	Property Address	Proprietor	Occupier	Rateable Value
Office	Lower Ground & Car Park, 61 Dublin Street, Edinburgh, EH3 6NL	Chiene + Tait CA	Chiene + Tait CA	£27,400
Office	Reception, 61 (GF1) Dublin Street, Edinburgh, EH3 6NL	Chiene + Tait CA	Chiene + Tait CA	£3,900
Office	Ground Floor, 61 (GF2) Dublin Street, Edinburgh, EH3 6NL	Chiene + Tait CA	Chiene + Tait CA	£32,400
Office	First Floor, 61 (1F) Dublin Street, Edinburgh, EH3 6NL	Chiene + Tait CA	Chiene + Tait CA	£39,500
Office	Second Floor, 61 (2F) Dublin Street, Edinburgh, EH3 6NL	Chiene + Tait CA	Chiene + Tait CA	£39,500
Office	Third Floor, 61 (3F) Dublin Street, Edinburgh, EH3 6NL	Chiene + Tait CA	Fidra Energy Limited	£39,500
Office	(4F1) 61 Dublin Street, Edinburgh, EH3 6NL	Chiene + Tait CA	Lesley Clark Communications Ltd	£15,500
Office	(4F2) 61 Dublin Street, Edinburgh, EH3 6NL	Chiene + Tait CA	Vacant	£8,800
Office	(4F3) 61 Dublin Street, Edinburgh, EH3 6NL	Chiene + Tait CA	Chiene + Tait CA	£2,200

LEGAL COSTS
Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)
This property will have proposed rating of B (17). The certificate is available upon request.



VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole selling agent.

CONTACT

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/ exchange, required to enable the agents to meet their respective obligations under the Regulations.

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