TO LET

CLASS 1A PREMISES

- Located in Edinburgh's city centre
- Offers over £12,000 per annum
- Situated in popular mixed-use neighbourhood of Fountainbridge
- Qualifies for 100% small business rate relief
- Premises extend to 56.60 sqm (609 sqft)
- Rarely available leasehold opportunity in sought-after neighbourhood
- Suitable for a variety of occupiers subject to the necessary planning consents

Virtual Tour



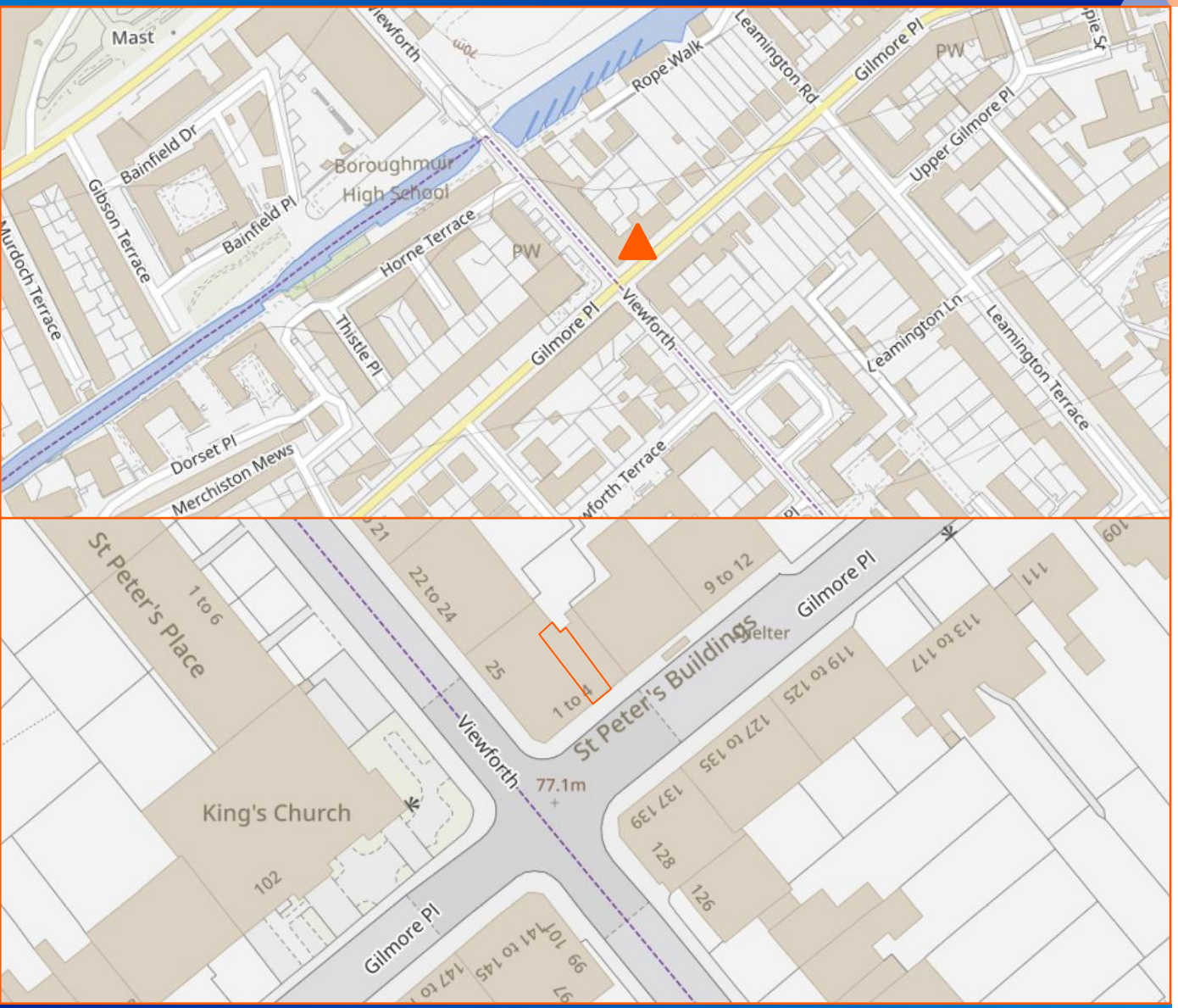
3 ST PETER'S BUILDINGS, GILMORE PLACE, EDINBURGH, EH3 9PG

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SHEPHERD COMMERCIAL

Location

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Leasehold opportunity in a highly sought-after neighbourhood

What 3 Words

Location

The subjects are prominently situated between the Fountainbridge district and Bruntsfield districts of Edinburgh, approximately 1 mile southwest of the city centre.

More specifically, the property is located on the north west side of St. Peters Buildings, close to the junction with Gilmore Place and Viewforth. Gilmore Place is a busy vehicular and pedestrian thoroughfare that leads traffic from Tollcross towards Merchiston, resulting in high levels of passing trade. The subjects benefit from excellent transport links, with a Lothian bus stop directly outside the property that allows for convenient and easy access to & from Edinburgh city centre & surrounding neighbourhoods.

The premises is situated within a popular commercial & residential area, home to students, young professionals and families.

Nearby reputable local businesses include Viewforth Glazing, Pure Property Management, Viewforth Early Years Centre, and GB Motors. Boroughmuir High School is also in close proximity.

Description









Description

The subjects comprise a single windowed Class 1A premises arranged over the ground and basement floors of a traditional five-storey and basement mid terraced stone-built tenement.

Internally, the ground floor comprises a bright open plan space with a tea preparation area & W/C facility to the rear. The basement level is accessed via a timber staircase and provides abundant space suitable for storage. The unit is well-proportioned and highly adaptable, making it suitable for a wide range of potential uses, such as retail, office, professional services or café.

The premises offers a rarely available leasehold opportunity within one of Edinburgh's most desirable neighborhoods.

Accommodation

Description	m^2	ft^2
Ground Floor	28.19	303
Basement	30.41	327
TOTAL	**56.60**	**609**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans

3 ST PETER'S BUILDINGS, GILMORE PLACE,
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Ground Floor



Basement

The Detail

Lease Terms

The subjects are offered on a full repairing and insuring basis for a negotiable term to be agreed incorporating regular rent reviews.

Rent

Offers over £12,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £6,300 which will allow for 100% rates relief subject to the purchaser's other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not VAT elected.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.





Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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