

Culverwell

PROPERTY CONSULTANTS

TO LET

SELF CONTAINED FIRST FLOOR OFFICE
1,035 SQ.FT. (96.1 SQ.M.)



**54 SHANDWICK PLACE
EDINBURGH
EH2 4RT**

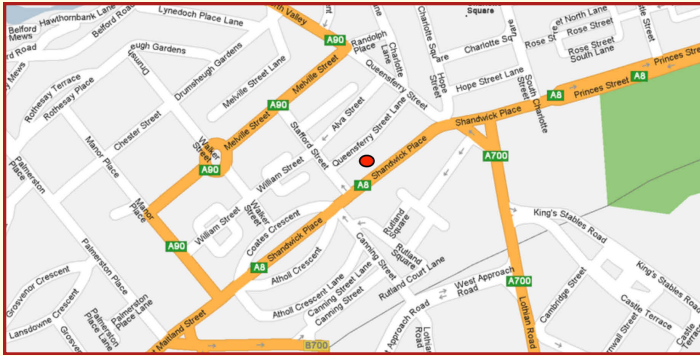
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Misrepresentation Act 1967: See Important Note Overleaf

LOCATION

The subject property is located on Shandwick Place within the established West End of Edinburgh. It is a busy vehicular and pedestrian thoroughfare, benefiting from being in close proximity to both Princes Street and The Exchange District, which is home to many of the large employers in Central Edinburgh. The area benefits from excellent public transport links providing access across Edinburgh, and Haymarket railway station is a mere 10 minutes walk.

The exact location is shown below.



DESCRIPTION

The subjects comprise self-contained accommodation on the first floor with access directly from Shandwick Place.

Internally, the accommodation benefits from excellent natural light due to the large bay windows fronting onto Shandwick Place, air conditioning and floor boxes.

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) 2007 and we estimate the following net internal area:

First floor NIA: 1,035 sq.ft. (96.1 sq.m)

LEASE TERMS

The first floor is currently held on a lease expiring 28 August 2021 with a tenant break option in 2011.

Our clients are seeking to sub-let their leasehold interest on terms and conditions to be negotiated at a commencing rent of £12,000 p.a.

RATES

The property will require to be reassessed on occupation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the documentation of this transaction. The incoming tenant will be responsible for Stamp Duty Land Tax, Registration Dues and any VAT incurred thereon.

ENTRY

Immediately on conclusion of legal missives.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Contact: Ken Pritchard/Anneka Walker
Culverwell
68-70 George Street, Edinburgh. EH2 2LT

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