

TO LET

15 Hope Street
Edinburgh EH2 4AL

- ▶ Unique small self-contained office
- ▶ Strategic city centre location
- ▶ Available from April 2024
- ▶ 341 sq ft



LOCATION

The subjects are located in a prominent position on Hope Street in the heart of Edinburgh's west end district.

Hope Street is within close proximity to excellent amenities with many bars, restaurants and shops all within walking distance. There are excellent transport links in the area with Haymarket railway station a short 10 minute walk away and there are numerous bus stops and a tram stop within close proximity.

Nearby occupiers include **Coulters**, **Davidson Chalmers**, **Dickson Minto**, **Schroders** and **Peoples Postcode Lottery**.

DESCRIPTION

The subject comprises an entirely self-contained ground floor office suite in the heart of Edinburgh's west end district. The accommodation comprises 2 rooms together with a kitchen area and a small break out space, along with dedicated male and female WCs.

The subjects benefit from the following specification:

- Self-contained office
- Suspended ceiling
- LED lighting
- Perimeter trunking
- Electric panel radiators
- Kitchen facility
- Dedicated male and female WCs

ACCOMMODATION

The available accommodation extends to the following approximate net internal floor area:

GROUND FLOOR	341 SQ FT	31.7 SQ M
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LEASE TERMS

Our client is looking to let the premises on a new full repairing and insuring lease for a term to be agreed.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£5,700**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£2,839**.

The incoming tenant may also benefit from small business rates relief which could result in no rates being payable.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

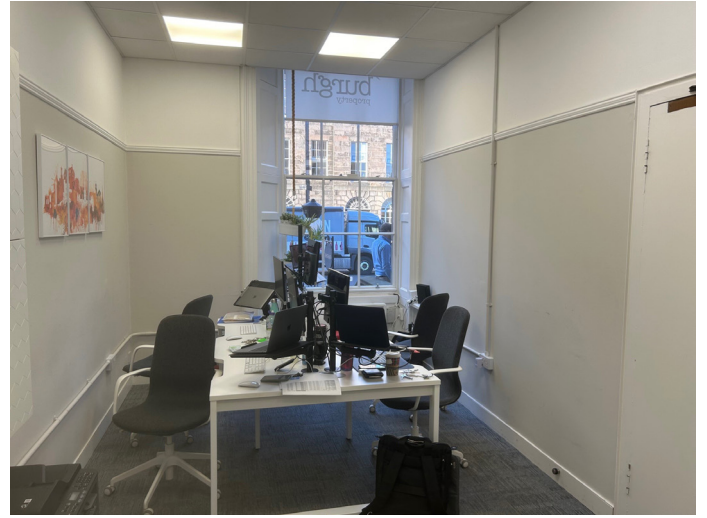
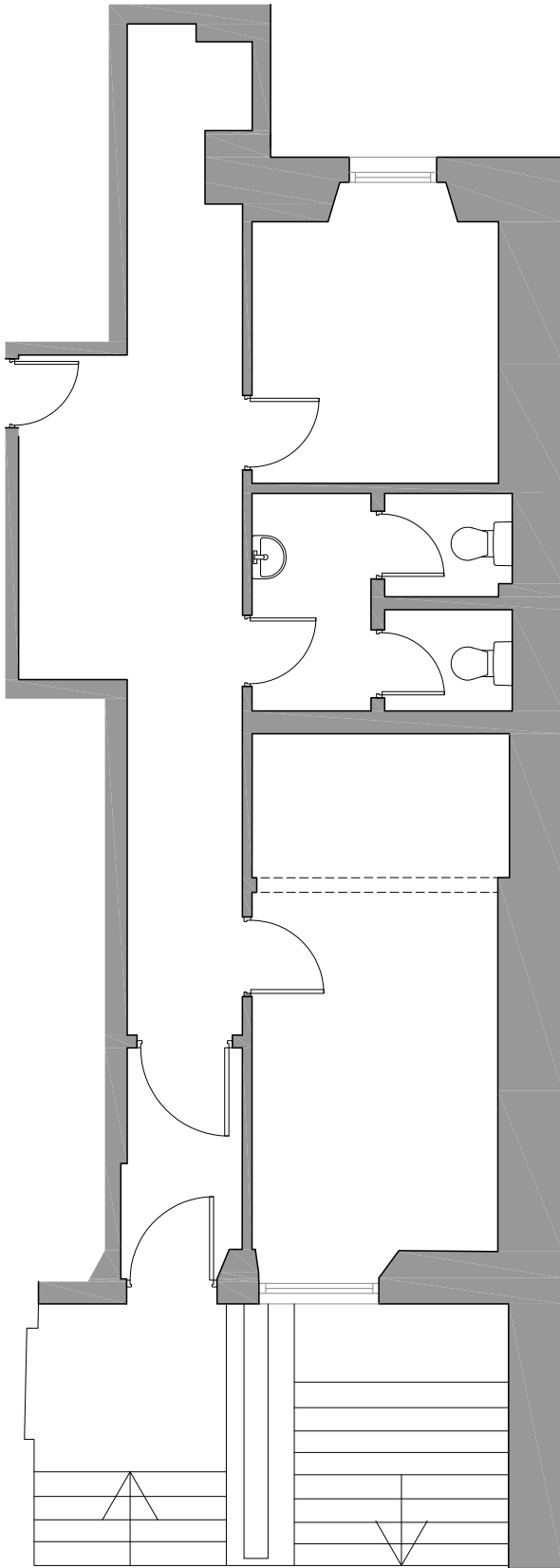
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

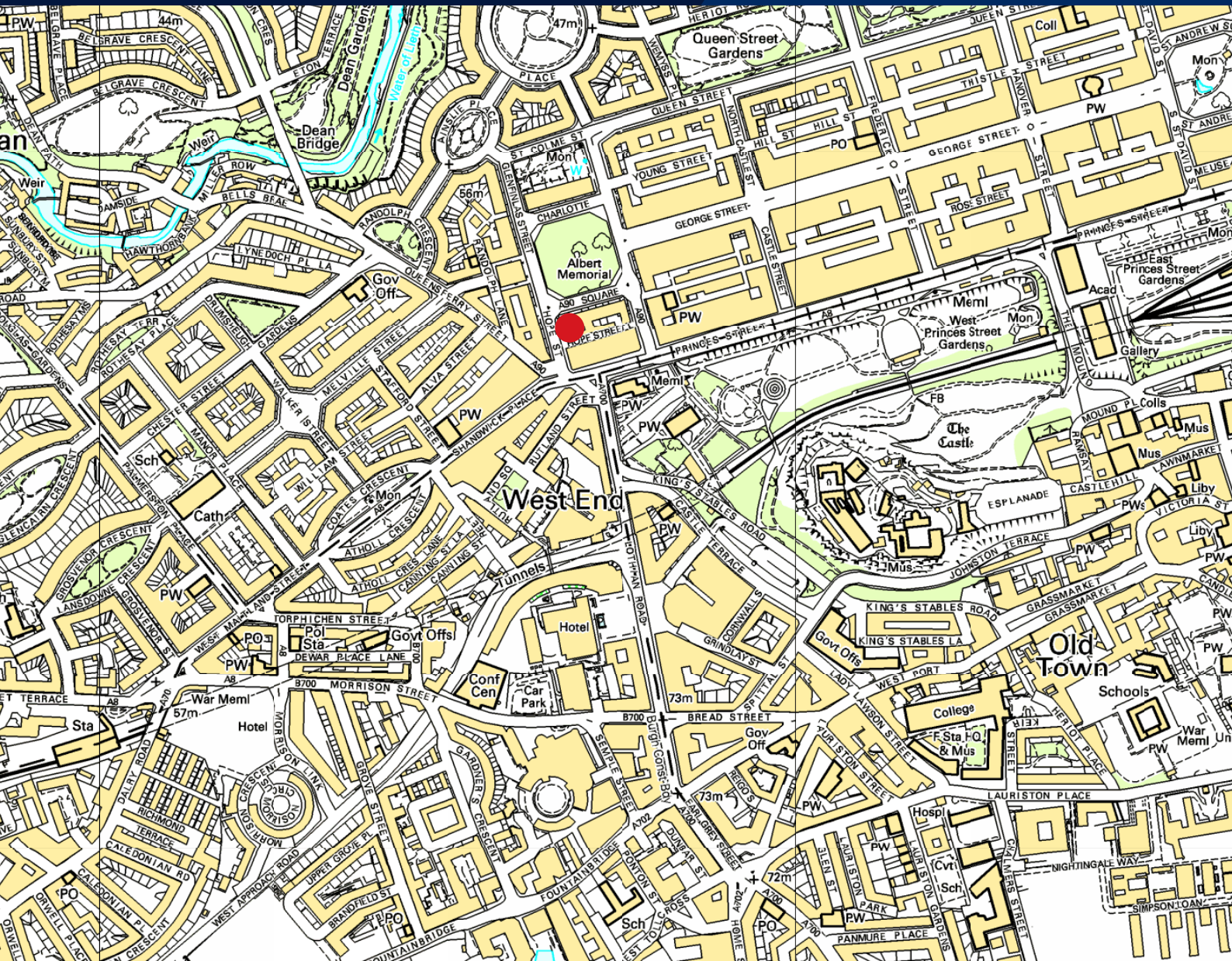
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GET IN TOUCH



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