

TO LET

Retail/ Office Premises

25 Home Street, Edinburgh, EH3 9JR



Location

Home Street is located centrally within the Tollcross area of Edinburgh and is approximately half a mile from the city's main shopping thoroughfare, Princes Street.

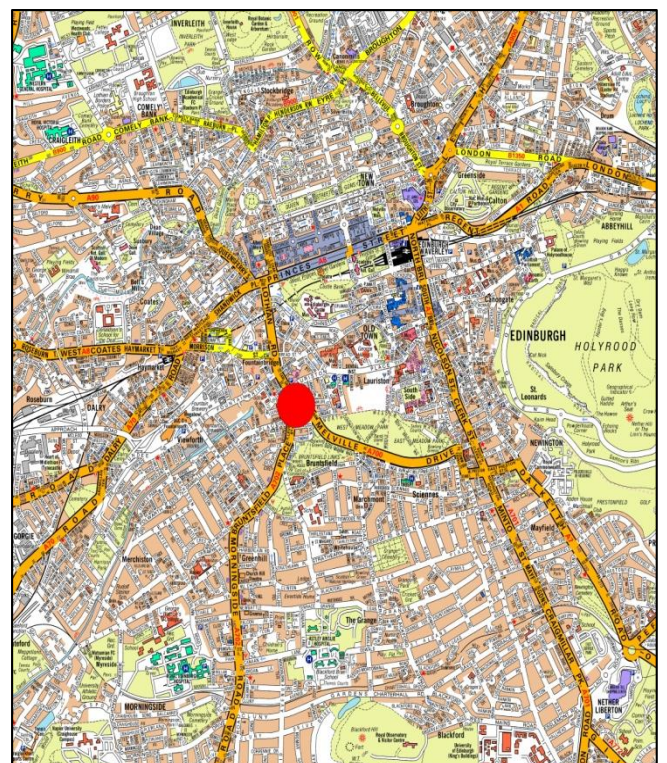
Tollcross is a diverse area with a mix of facilities including a cinema, a theatre, eateries, pubs and shops. There are a number of high street retailers operating alongside independent traders.

Description

The property forms the ground and basement floors of a traditional, four storey, sandstone tenement block. The upper floors of the block comprise of residential dwellings. The premises are located on the eastern side of Home Street, close to the main road junction in Tollcross.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Net Internal Areas have been calculated:
Ground Floor: 34.92m² (375.87 sq.ft.)
Basement: 14.11 m² (151.87 sq.ft.)
Total NIA: 49.03m² (527.75 sq.ft.)



Rateable Value

We understand that the subjects have a rateable value of £5,800 with effect from 1 April 2023. Further details on rateable value, rate poundage and rates payable can be found at www.saa.gov.uk or by calling 0131 344 2500.

Planning

The current planning use is Class 1A as defined within the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties should satisfy themselves as to any planning requirements for their proposed use by contacting the council's Planning Department at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. The planning department can be contacted by telephone on 0131 529 3550 or e-mailed at planning@edinburgh.gov.uk.

Terms

The premises will be offered on a full repairing and insuring lease for a negotiable period of time. The Council will insure the property and the premium will be recoverable from the tenant. The tenant will be responsible for contents and all other insurances associated with their business use.

Energy Performance

The energy performance rating of this property has been assessed as F.

Rent

Rental offers in excess of £9,200 per annum exclusive of VAT, non domestic rates and insurance.

Viewing

The property may be viewed by appointment with Greg Manson, Estates Surveyor who can be contacted at greg.manson@edinburgh.gov.uk

Fees

In accordance with standard practice, the ingoing tenant will be responsible for the Council's reasonable legal expenses in connection with the transaction as well as LBTT, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's corporate property cost of £500 plus VAT.

Details for Submitting Offers

- 1 Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date.
2. When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
3. Offers must be submitted using an Offer to Let Form (available upon request) and sent by email to offers@edinburgh.gov.uk
The subject line of the email should state 'Closing Date Offer – 25 Home Street' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
4. An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date
5. Hand delivered offers and offers by post will not be accepted
6. The Council does not bind itself to accept the highest or any offer.
7. Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
8. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.

You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote reference number 12-0913. ITS can also give information on community language translations.

