

# To Let Office/ Retail Premises

56 Blackfriars Street, Edinburgh, EH1 1NE

## Location

The property on Blackfriars Street, lies between Edinburgh's bustling High Street and the Cowgate and forms part of Edinburgh's Old Town.

## Description

The property's frontage comprises of a one large window and entrance doorway. The unit is located on the ground floor of a five-storey tenement, which sits within Edinburgh's Old Town Conservation area.

## Accommodation

We have measured the unit in accordance with the RICS Code of Measuring Practice and have calculated the approximate Net Internal Area to be 36.60m<sup>2</sup> (394sq ft).

## Rateable Value

The property has a rateable value of £8,400  
Further details can be obtained from the Assessor on 0131 344 2500 or alternatively [www.saa.gov.uk](http://www.saa.gov.uk).

## Planning

The premises were previously operated as a Class 3 business use as defined in the Town and Country Planning (Use Class) (Scotland) Order 1997.

Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk).

## Services

Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.

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## Rent

Offers in excess of £7000 per annum are invited, exclusive of VAT and rates.



## Terms

The accommodation is offered on a full repairing and insuring basis (FRI). The Council will insure the property and the annual premium will be recoverable from the tenant. The tenant will be responsible for the contents and all other insurances.

## Viewing

The property may be viewed by prior appointment with Seli McVittie, [seli.mcvittie@edinburgh.gov.uk](mailto:seli.mcvittie@edinburgh.gov.uk).

## Fees

In accordance with the standard practice, each party will be responsible for their own fees and expenses in connection with the transaction, although the incoming occupier will be responsible for any Land and Business Transaction Tax (if applicable) and Registration dues. The tenant will be responsible for the Council's Corporate Property costs.

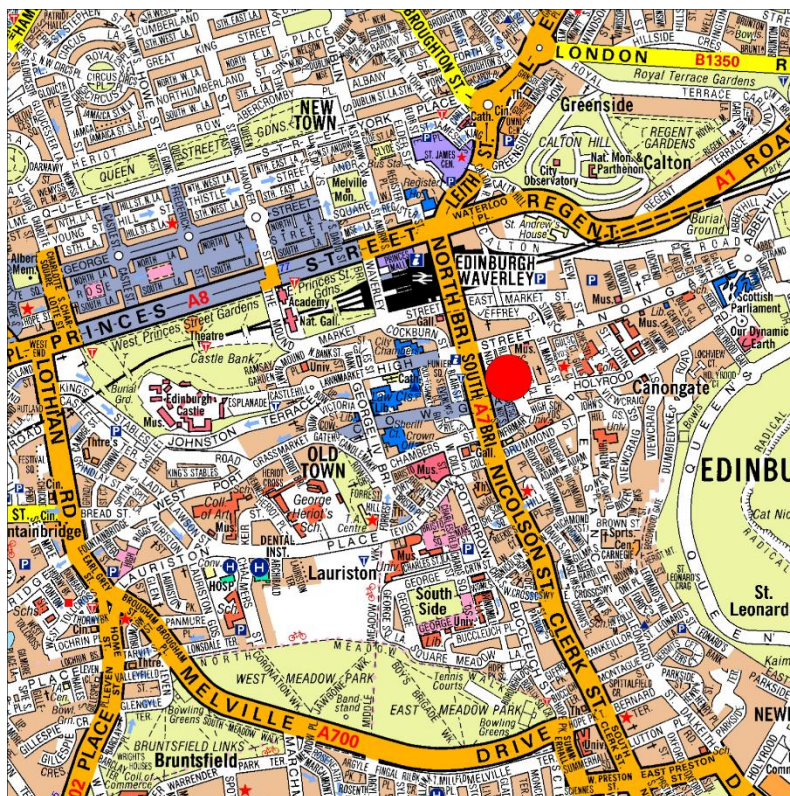
## Offers

Only offers submitted timeously to The City of Edinburgh Council, Estates Services via email at [offers@edinburgh.gov.uk](mailto:offers@edinburgh.gov.uk) will be considered.

## 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 It is the responsibility of the person submitting the offer to seek confirmation that their offer has been received by Corporate Property and it is recommended that this be done at least 24 hours prior to the closing date.
- 4 Offers should be received electronically via [offers@edinburgh.gov.uk](mailto:offers@edinburgh.gov.uk).
- 5 Offers must be submitted in accordance with the above instructions and failure to do so will result in offers not being 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.*



HAPPY TO TRANSLATE

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