

To Let

**2 X CLASS 1A
PREMISES**
(soon to be subdivided)

**4 & 6 Polwarth
Gardens, Edinburgh,
EH11 1LW**

4 Polwarth Gardens
63.42 SQ M
682 SQ FT

6 Polwarth Gardens
39.53 SQ M
425 SQ FT



Property Details

- Class 1A premises that is due to be subdivided into 2 X excellently presented retail / office spaces
- NIA for 4 & 6 Polwarth Gardens to extend to approximately 63.42 SQ M (682 SQ FT) and 39.53 SQ M (425 SQ FT), respectively
- Premises also be available for lease as one single entity, with approximate total NIA of 102.95 SQ M (1,108 SQ FT)
- Draft plans for proposed sub-division available upon request
- Strategically positioned in the desirable and affluent Polwarth district of Edinburgh
- Benefits from high levels of pedestrian football and passing vehicular trade
- Both suits offer bright, spacious and flexible space, suitable for all class 1A uses
- VAT not applicable on rental
- Offers over £17,000 per annum (4 Polwarth Gardens) and offers over £12,000 per annum (6 Polwarth Gardens)

LOCATION:

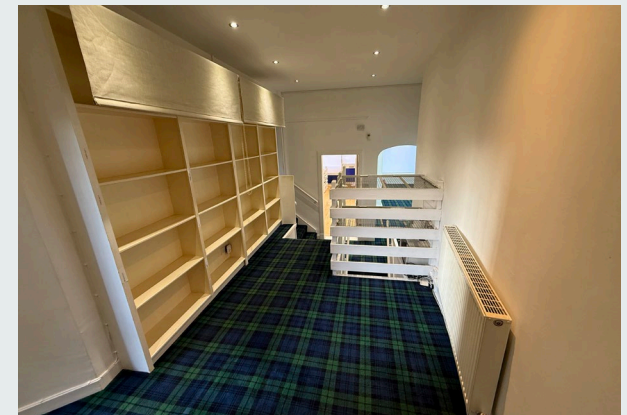
The subjects are located at 4 — 6 Polwarth Gardens, Edinburgh, within the desirable and affluent district of Polwarth. Polwarth itself is located approximately 1.5 miles from Edinburgh's city centre and is positioned within a couple of minutes' drive from some of Edinburgh's most desirable areas such as Bruntsfield, Morningside, Merchiston and Craiglockhart.

The subjects themselves are located on a highly prominent position with the Polwarth Gardens area and are surrounded by a mix of both local and national commercial operators, as well as benefitting from a large residential catchment area.

The exact location of the subjects is highlighted on the below plan.



4 Polwarth Gardens



DESCRIPTION:

The subjects comprise a ground floor and basement premises contained as part of a larger 4 storey traditional stone-built tenement building, surmounted by what we assume to be a pitched and slated roof. The subjects are currently presented as a single class 1A premises, that is shortly due to be subdivided into 2 X class 1A units, offering the below approximate floor areas for each space.

4 Polwarth Gardens will offer open plan space to the front, with rear storage/office/further retail space to the rear, as well as a small kitchenette and W/C compartment with shower cubicle, located at basement level.

6 Polwarth Gardens will offer a smaller ground floor space, with further storage/office space located at basement level, as well as a single W/C compartment.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

4 Polwarth Gardens	Floor	SQ M	SQ FT
Retail/office/storage	Ground	57.46	618
Kitchenette/WC/Shower Cubicle	Basement	5.96	64
Total		63.42	682

6 Polwarth Gardens	Floor	SQ M	SQ FT
Retail/office/	Ground	25.31	272
Storage/WC	Basement	14.22	153
Total		39.53	425

SERVICES:

The subjects benefit from mains electricity, gas, water and sewage.

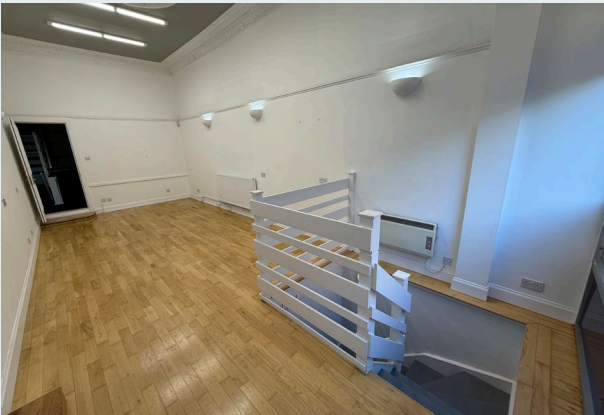
LEASE TERMS:

4 Polwarth Gardens is offered on a new Full Repairing and Insuring lease agreement for a term to be agreed, with asking rental of offers over £17,000 per annum (VAT not payable).

6 Polwarth Gardens is offered on a new Full Repairing and Insuring lease agreement for a term to be agreed, with asking rental of offers over £12,000 per annum (VAT not payable).

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The EPC rating is an D.



6 Polwarth Gardens



Property Details

NON-DOMESTIC RATES:

According to the Scottish Assessors Association website, the subjects have a current rateable value of £19,900.

Should the units be leased separately, they will require to be assessed individually for business rates/rateable value purposes.

PROPOSAL:

All proposals to lease should be sent directly to the sole marketing agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

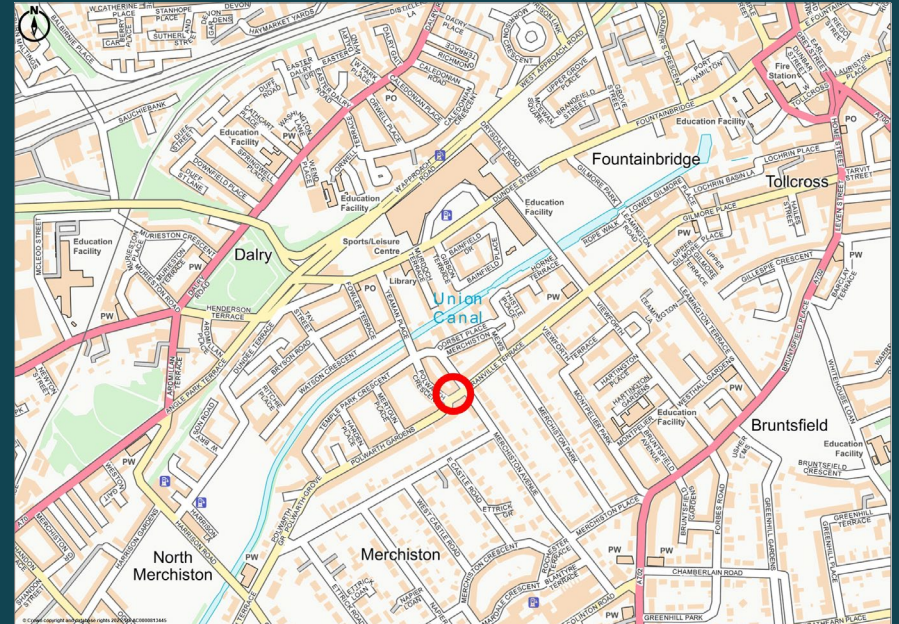
We understand that VAT is not chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

For further information, or to arrange a viewing, please contact:

Oliver Lawson MSC MRICS

Harry Pattullo MSc MRICS

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

centralagency@dmhall.co.uk

DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors