

# DM HALL

To Let

**Secure Parking  
spaces**



Parking Spaces  
To Rear Of York  
Place, North Clyde  
Street Lane,  
Edinburgh,  
EH1 3EB

# Property Details

- Coded security access
- Excellent proximity to City Centre
- 24 hour access
- 3 clear car spaces
- Rent- £2,500 per space

## LOCATION:

The subjects are situated within Edinburgh city centre, positioned to the rear of York Place and accessed via North Clyde Street Lane

York Place forms part of the eastern section of Edinburgh's principal commercial core, linking directly to Leith Street and St Andrew Square. The area is characterised by a mix of office, residential, hotel and leisure use, with strong public transport connectivity including nearby tram stops at York Place and St Andrew Square.

## DESCRIPTION:

The subjects comprise 3 spaces situation within a secure, code accessed car park. The electrically operated gate provides 24-hour access. The car park is bound by properties to the North and East Elevation and is bound by the Edinburgh Bus station to the south.

## LEASE TERMS

Our client is seeking rental offers of £2,500 per space for a sub lease term of approximately 5 years



# Property Details

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the car park has a total rateable value of £15,400.

There will be a proportionate share of the rates payable attributed to each space let.

## OFFERS:

All offers should be sent to the sole Letting Agents.

## LEGAL COSTS:

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

## VAT:

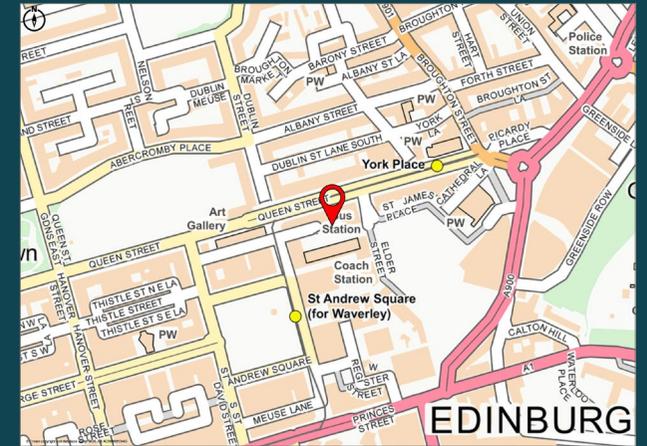
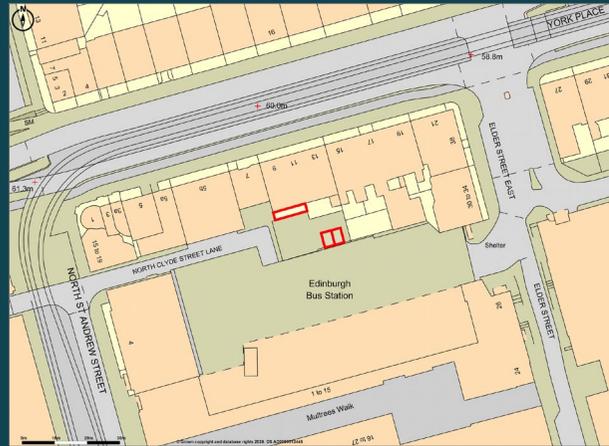
All prices quoted are exclusive of VAT which is may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole Letting/selling agents: -

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

Oliver Lawson MRICS

Harry Pattullo MRICS

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

0131 624 6130

centralagency@dmhall.co.uk



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