

DM HALL

To Let

CLASS 1A PREMISES



4 St. Peters
Buildings,
Edinburgh, EH3
9PG

60.39 sq m
(650.03 sq ft)

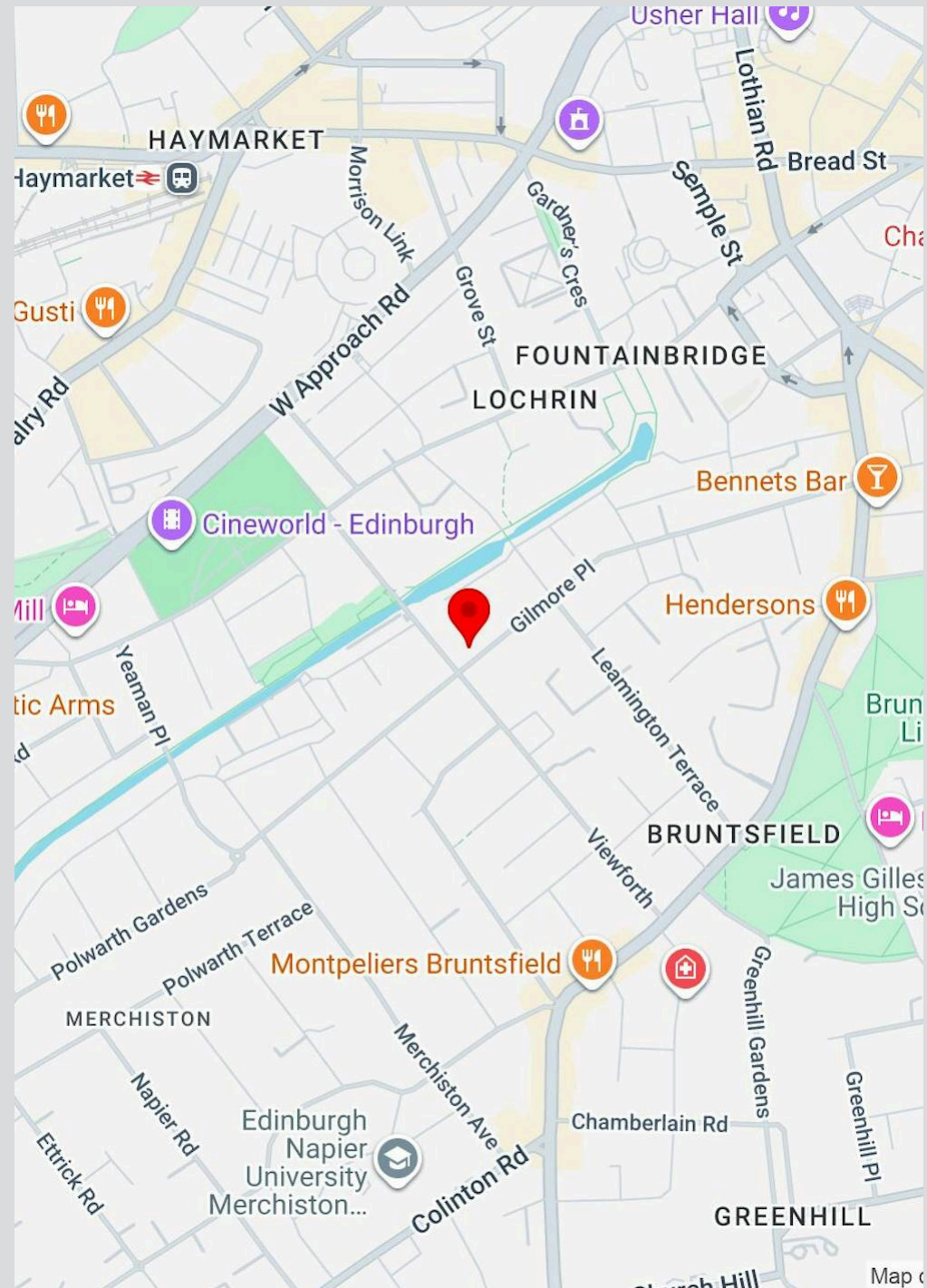
- Class 1A Premises available To Let
- Located in Edinburgh's desirable and established Polwarth district, in close proximity to Bruntsfield and Fountain Park
- Benefits from excellent levels of pedestrian footfall and passing vehicular trade
- Neighbourhood mixed in nature with premises surrounded by local commercial occupiers
- Flexible space with basement, suitable for all Class 1A uses
- Offers over £12,000 per annum (exc. of VAT)

DESCRIPTION

The subjects comprise a ground floor and basement class 1A premises of traditional stone construction, contained as part of a larger 5-storey building that is surmounted by a pitched and slated roof. Access to the premises is afforded to the premises via a glazed pedestrian entrance door, with full a full height display window to the right-hand side that offers excellent natural light.

Internally, the subjects offer open plan sales / retail space to the front and was previously used as a hairdressers. The rear of the premises offers further sales/treatment space, a small tea prep area and a single W/C compartment.

Access to the basement is afforded via a floor hatch, with the basement itself offering excellent storage space.



LOCATION

The subject are situated between the Fountainbridge and Bruntsfield districts of Edinburgh, approximately 1 mile south-west of the city centre.

More specifically, the property is prominently located on Gilmore Place/St Peter's Buildings, virtually on the corner of the junction for Gilmore Place and Viewforth. The premises is situated directly next to a Lothian's bus stop, that allows for quick and easy access to & from Edinburgh's city centre & surrounding neighbourhoods.

Nearby commercial operators include Viewforth Glazing, Pure Property Management, Viewforth Early Years Centre, various local cafe/coffees shops as well as an ample amount of lifestyle offerings.

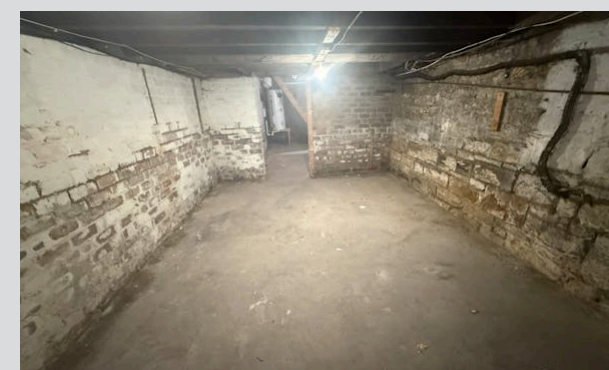
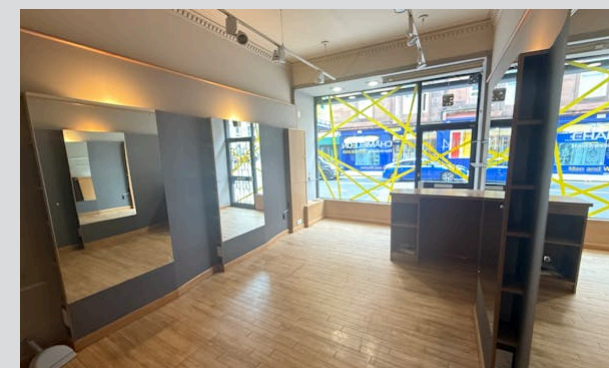
FLOOR AREA

The accommodation comprises the following areas:

| Name | Floor/Unit | sq ft | sq m |
|--------------|------------|---------------|--------------|
| Ground | Ground | 333.57 | 30.99 |
| Basement | Basement | 316.46 | 29.40 |
| Total | | 650.03 | 60.39 |

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring lease agreement for a term to be agreed, with an asking rental of offers over £12,000 per annum (exc. of VAT).



PROPOSAL

All proposals to lease the premises should be directed towards the sole marketing agents on the below details.

LEGAL COSTS

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

EPC

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

VAT

All prices quoted are exclusive of VAT which may be chargeable

NON-DOMESTIC RATES

Rates Payable: £2,982.20 per annum We would comment that the premises qualifies for 100% rates relief which some tenants may be eligible for.
Rateable Value: £6,200

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole 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.

DM HALL



Make an enquiry

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PROPERTY REF: ESA3924

DATE OF PUBLICATION: JUNE 2026