

# DM HALL

## To Let

**Class 1A Premises/  
Public House  
(Consent Granted)**

**196 Rose Street,  
Edinburgh,  
EH2 4AT**



**87.51 SQ M  
942 SQ FT**

# Property Details

- Suitable for a range of Class 1A uses
- May also be suitable for Public House use (Consent granted) or Class 3 use (Subject to consents)
- Prominent city centre location, surrounded by both local and national occupiers.
- High levels of pedestrian footfall throughout the year.
- Offers Over £34,000 per annum (exclusive of VAT)

## LOCATION:

The subjects are situated on Rose Street, occupying a prime position in the heart of Edinburgh city centre between Princes Street and George Street. The location is one of the city's most established retail and leisure destinations, benefitting from high levels of footfall throughout the day and evening.

The surrounding area comprises a vibrant mix of retail, office, and residential uses, with a strong presence of both local independents and national brands. The property is within walking distance of Waverley Station, St Andrew Square, and Princes Street Gardens, and benefits from excellent public transport links, including numerous bus and tram routes.

Neighbouring occupiers include Greggs, The Kimpton Charlotte Square Hotel, Dirty Dicks Pub, Lush, and a variety of bars, restaurants, and boutique retailers

## DESCRIPTION:

The subjects comprise the ground floor and basement of a mid-terraced, four-storey building of traditional stone construction, under a pitched slate roof. The premises benefits from a traditional retail frontage with a central doorway and display windows on either side, providing excellent visibility and natural light fronting onto Rose Street.

Internally, the accommodation is arranged with an open plan shop floor with central staircase leading to a basement consisting of a W/C, tea prep and additional storage.



# Property Details

## 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:

FLOOR	SQ M	SQ FT
Ground	55.53	598
Basement	31.98	344
<b>Total</b>	<b>87.51</b>	<b>942</b>

## SERVICES:

We understand the subjects benefit from electric, mains drainage and mains water services.

## LEASE TERMS:

Our clients are seeking offers over £34,000 (Excl of VAT) per annum on a new Full repairing and Insuring lease, for a minimum term of 5 years.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The subjects benefit from a B rating.

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £21,300 per annum.

## PLANNING/USE CONSENT:

It should be noted that the property has granted planning consent for Public House (Sui Generis) use consent, however, no works have been executed and the current use consent presently remains Class 1A.

It should also be noted that the property contains a historic extraction system, situated to the rear of the building. Therefore, the premises may be suitable for reinstatement, subject to the necessary planning consents.

For further information relating to the current planning consents, please refer to planning reference 25/00985/FUL .

## PROPOSAL:

Any proposals to lease should be sent directly to the sole letting agents.

## LEGAL COSTS:

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

## VAT:

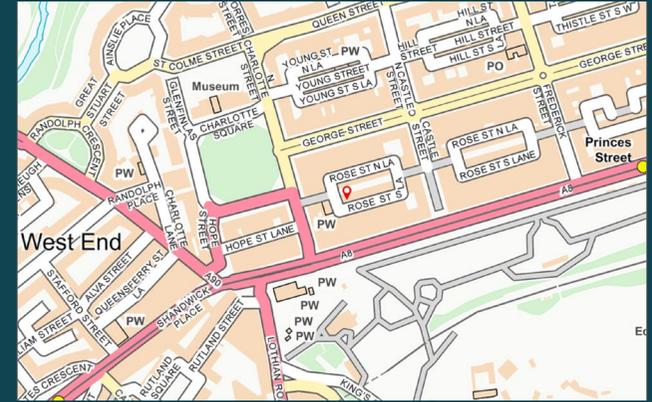
All prices quoted are exclusive of VAT which we have been informed is not chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling 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

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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