

# DM HALL

To Let

Class 1A Premises



31 Lauriston Street  
Edinburgh  
EH3 9DQ

35.88 SQM  
386 SQ FT

# Property Details

- Close proximity to high density of student population
- Turnkey condition
- Unique property with complementary configuration
- £13,000 (Exclusive of VAT) per annum

## LOCATION:

31 Lauriston Street is situated on a well-established thoroughfare to the south of Edinburgh's historic Old Town. The property is located a short distance from the Grassmarket, a vibrant mixed-use destination benefiting from strong footfall from locals, students and tourists alike.

The subjects are also in close proximity to the University of Edinburgh's central campus area, including George Square and the Edinburgh College of Art, providing a substantial and consistent student catchment. The surrounding area comprises a mix of residential, academic and commercial uses, with a variety of independent retailers and cafés nearby. Excellent public transport links are available, with frequent bus services providing direct access to the city centre and beyond.

## DESCRIPTION:

The subjects comprise a mid-terrace, ground floor and Class 1A premises situated within a traditional stone-built tenement property.

Internally, the property is configured with a waiting/reception area at the entrance that leads into a large room containing a smaller box/storeroom. Adjacent are W/C facilities.

The property benefits from a traditional but well-kept aesthetic and would be suitable for a range of occupiers.



# Property Details

## ACCOMODATION

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	35.88	386

## LEASE TERMS

Our client is seeking rental offers over £13,000 plus VAT on a new FRI lease for a term to be agreed.

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,700

It should be noted that some occupiers may benefit from some 100% rates relief via the Small Business Bonus scheme.

All potential tenants should satisfy themselves and can obtain further information at <https://www.saa.gov.uk/>

## SERVICES:

We understand the property benefits from mains gas, electric, drainage and water services.

## EPC:

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

## 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:

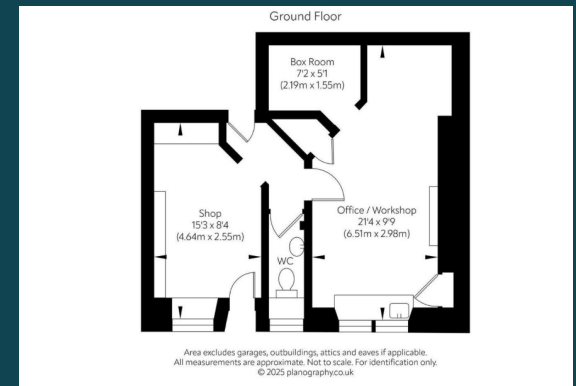
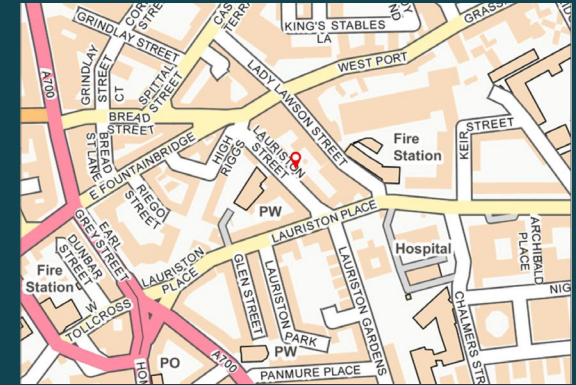
All prices quoted are exclusive of VAT which is not chargeable on the rent.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole Letting agents: -

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease 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