

DM HALL

To Let/
May Sell

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).
- Prominent city centre location, surrounded by both local and national occupiers.
- High levels of pedestrian footfall throughout the year.
- Rental offers of £28,000 (exclusive of VAT) are invited.
- Offers over £375,000

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.

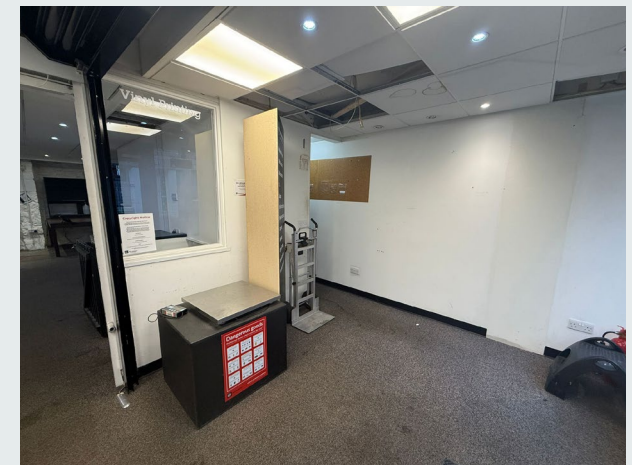
The surrounding area comprises a vibrant mix of retail, office, and residential uses, with a strong presence of both local independents and national brands. The property is within walking distance of Waverley Station, St Andrew Square, and Princes Street Gardens, and benefits from excellent public transport 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
Total	87.51	942

SERVICES:

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

LEASE TERMS:

Our clients are seeking rental offers of £28,000 (Excl of VAT) per annum on a new Full repairing and Insuring lease, for a minimum term of 5 years.

SALE TERMS:

Our client will consider offers over £375,000 (exclusive of VAT) for the outright purchase of their heritable interest.

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.

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/selling agents.

LEGAL COSTS:

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

VAT:

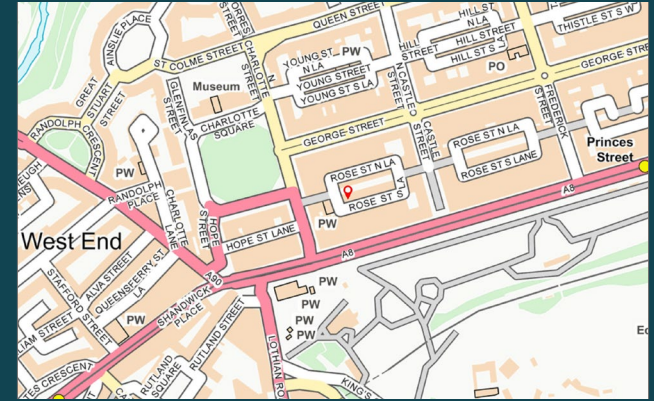
All prices quoted are exclusive of VAT which we have been informed is not chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents: -

ANTI MONEY LAUNDERING:

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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