

# DM HALL

To Let

**Class 1A Premises**



125  
Portobello High  
Street,  
Edinburgh, EH15  
1AF

**30.67 SQ M  
(330 SQ FT).**

# Property Details

- Recently refurbished Class 1A premises available on a To Let basis
- Located in the desirable and affluent Edinburgh suburb of Portobello
- New electrical system, lighting, kitchenette and W/C compartment
- Recent refurbishment carried out to an excellent white box standard
- Ready for immediate occupation
- Offers over £12,500 per annum (VAT not payable)



### LOCATION:

Portobello is a popular and vibrant suburb within Edinburgh that is located approximately 3 miles east of the city centre and lies on the shore of the Firth of Forth, and boasts a popular promenade and beach. Portobello over recent years has become a vibrant place to live, work and socialise, and attracts ample amounts of tourists during the summer months.

The premises itself is located at the east end of the High Street and is surrounded by various local and national commercial occupiers at ground floor level, with primarily residential dwellings at tenement level above.

The exact location of the subjects can be seen on the appended map:

### DESCRIPTION:

The subjects comprise a ground floor class 1A premises of traditional stone construction, contained as part of a larger 3-storey premises, surmounted by a pitched and slated roof.

Internally, the subjects have recently undergone a full white-box refurbishment and present to an excellent standard. The premises offers open plan retail, sales, office space to the front with new plasterboard lined and painted walls and ceiling, new lighting and a new electrical system. To the rear, a new kitchenette with double sink has been installed, as well as a new W/C compartment. Mezzanine storage is also available to the rear above the kitchenette.

### 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:

125 Portobello High Street	Floor	SQ M	SQ FT
Retail, office, storage, kitchenette		30.67	330

### SERVICES:

The subjects benefit from mains electricity, water and sewage.

### LEASE TERMS:

We are seeking offers over £12,500 per annum on a new Full Repairing and Insuring lease for a term to be agreed.



# Property Details

## ENERGY PERFORMANCE:

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

## NON-DOMESTIC RATES:

According to the Scottish Assessors Association website, the subjects have a current rateable value £7,400.

This means that any new occupier may benefit from 100% business rates relief in line with the Scottish Small Business Bonus Scheme.

## PROPOSAL:

All proposals to lease should be sent directly to the sole marketing agents.

## LEGAL COSTS:

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

## VAT:

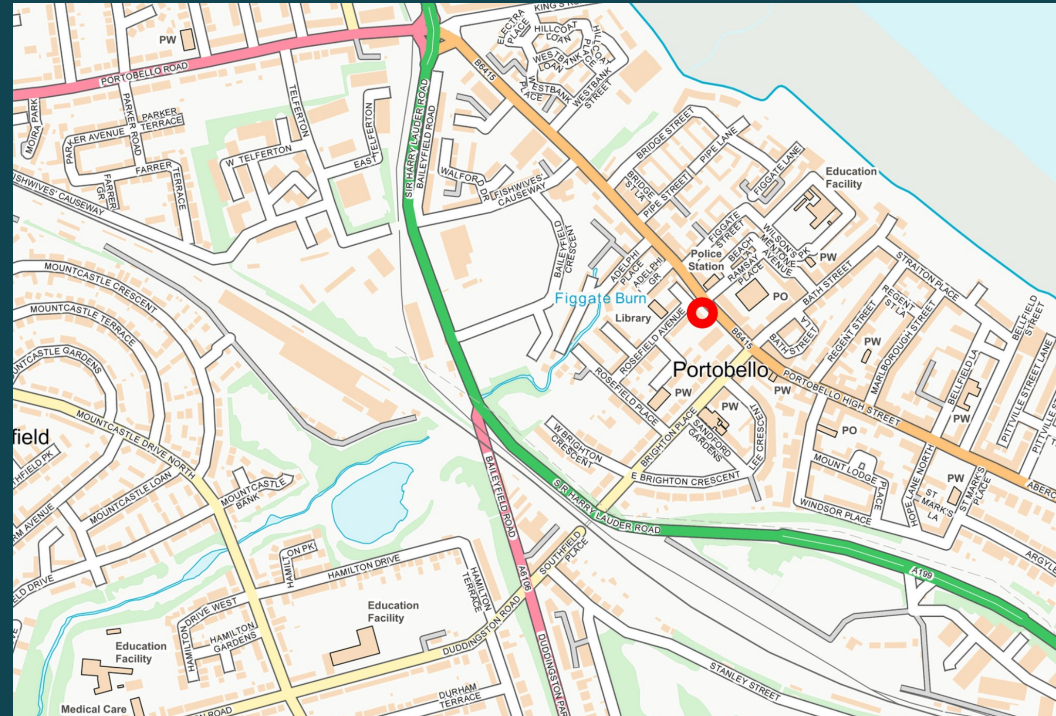
We understand from the client that VAT is not chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing 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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