



Unique Office Opportunity - To Let Available as a whole

Total Size: 3,197 sq ft

Rent: Offers over £45,000 pa

Location

Edinburgh has a population of 507,000 and is one of the strongest retailing centres in the UK, dominating its catchment of 1.6 million. Edinburgh is the second most visited city in the UK with over 4 million visitors a year.

Nicolson Street is situated approximately one mile south of Princes Street and is one of Edinburgh's main arterial routes connecting the southside with the city centre.

The subject property occupies an ideal position on the east side of Nicolson Street. Nearby occupiers include [Tesco Express](#), [Caffe Nero](#), [Timpson](#), [Specsavers](#) and [Greggs](#).

Description

Accessed via a private entrance off Nicolson Street, the subjects comprise self-contained office accommodation arranged over 5 levels of a traditional stone built-tenement building held under a pitched and slated roof.

Internally, the subjects are currently fitted out to facilitate its previous use as a language school, however can easily be fitted out to provide a modern open plan space.

Additionally, there are car parking spaces at the rear of the property which are available for an additional £2,000 pa per space.

The property is fully managed by a managing agent. Details provided on request.



TO LET

82 Nicolson Street
Edinburgh EH8 9EW

Accommodation

The premises are arranged over ground, first, second, attic and basement levels and comprise the following approximate total areas:

Ground Floor: 333 sq ft / 30.95 sqm
First Floor: 1,166 sq ft / 108.29 sqm
Second Floor: 854 sq ft / 79.36 sqm
Attic: 337 sq ft / 31.32 sqm
Basement: 507 sq ft / 47.07 sqm
Total: 3,197 sq ft / 297.03 sqm

Lease

The premises are available by way of a new FRI lease.

Rent

Offers in excess of £45,000 pa are invited.

Rates

Rateable Value: £30,800
UBR (2024/25): £0.498
Rates Payable: £15,338 pa

Planning

The premises currently benefit from having Class 4 Consent under the Town & Country Planning (Use Classes)(Scotland) Order 1997.

EPC

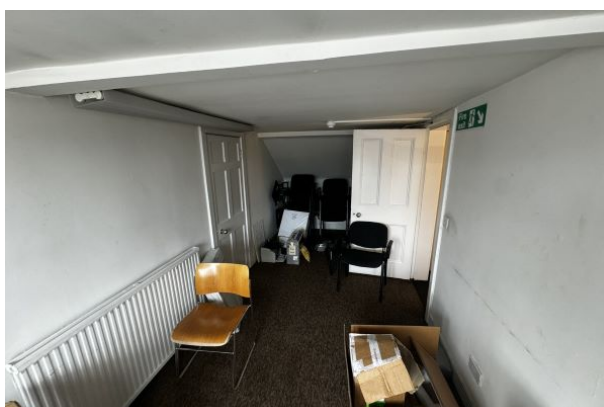
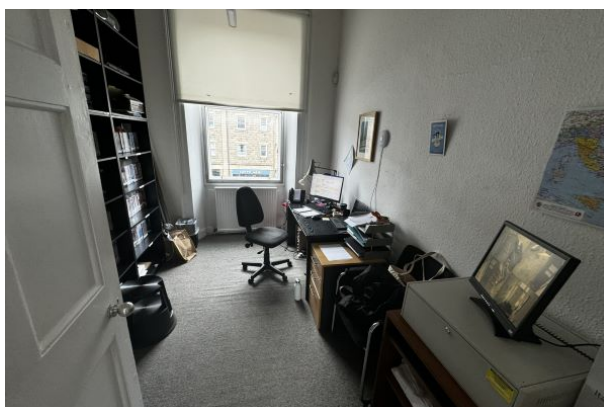
An EPC Report is available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.



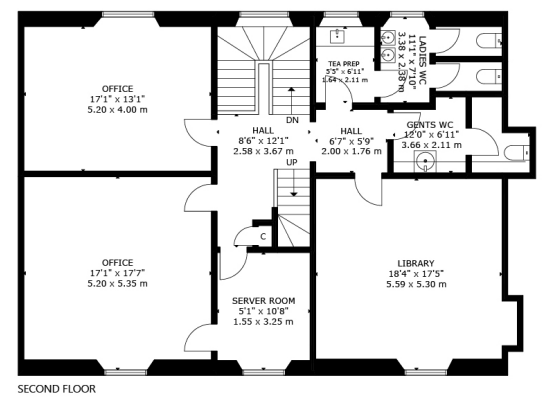
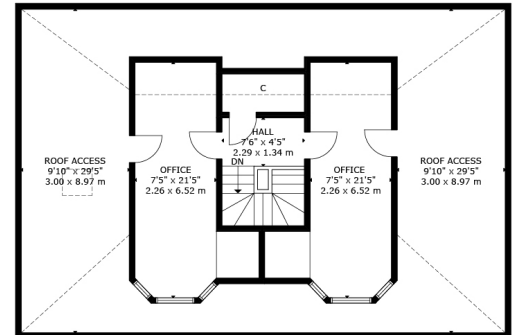
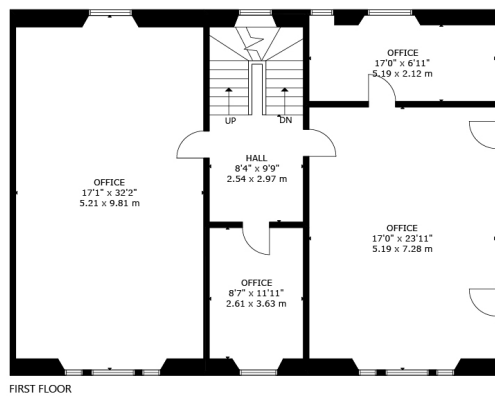
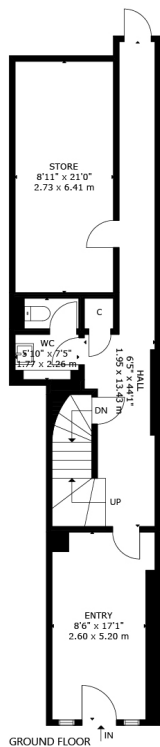
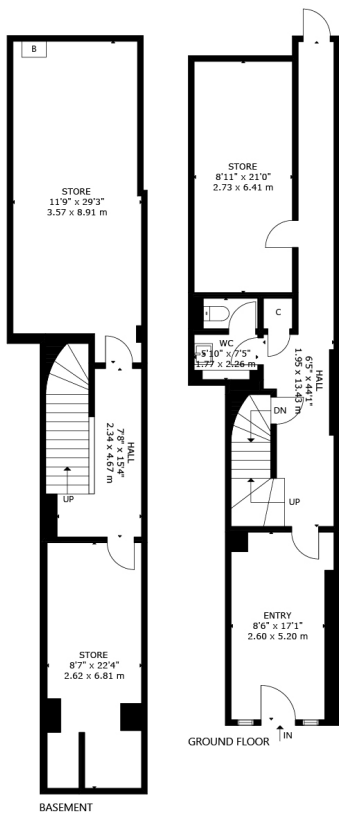
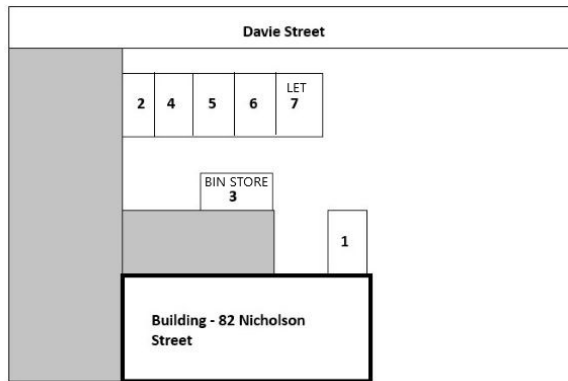
ORINSEN

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TO LET

82 Nicolson Street
Edinburgh EH8 9EW



82 NICOLSON STREET, EDINBURGH, EH8 9EW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3,197 SQ FT / 297 SQ M
ROOF ACCESS 779 SQ FT / 72 SQ M
BASEMENT STORAGE 507 SQ FT / 47 SQ M

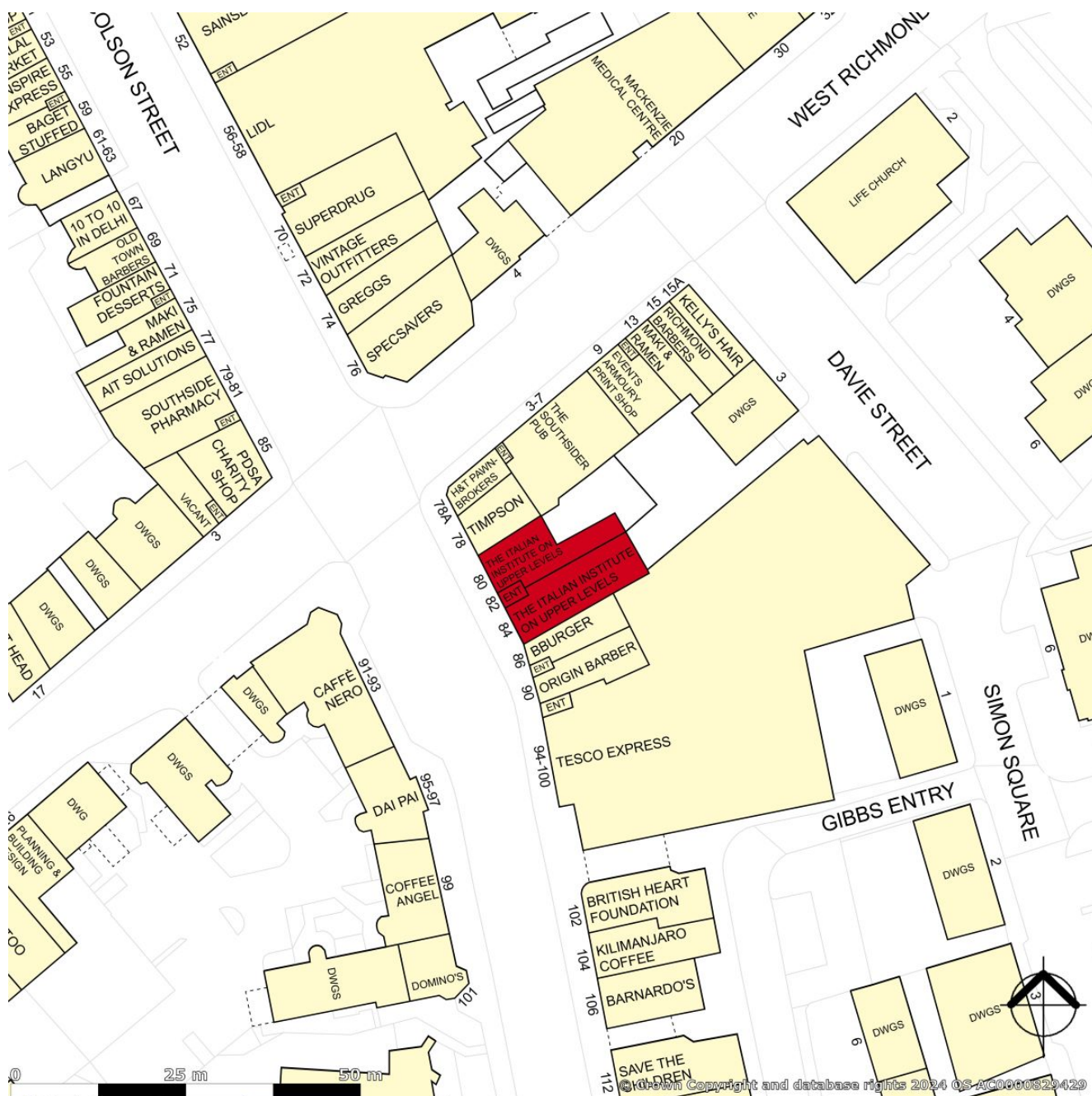
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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