

DM HALL

To Let

Class 3 Premises



62 Home Street
Edinburgh
EH3 9NA

85.97 SQM
925 SQ FT

Property Details

- Prominent position on busy thoroughfare
- Excellent passing footfall
- Rarely available Class 3 Premises
- £24,000 (Exclusive of VAT) per annum
- Recently provided Class 3 Planning consent

LOCATION:

62 Home Street occupies a position within a well-established mixed-use area to the south-west of Edinburgh city centre. Home Street acts as an important local thoroughfare linking the Bruntsfield, Tollcross and Fountainbridge suburbs and benefits from high levels of vehicular and pedestrian traffic.

The immediate vicinity is characterised by a strong residential catchment, supplemented by nearby student accommodation and educational facilities. A variety of independent and national retailers are in close proximity including Subway, Pepes, Don't tell mama.

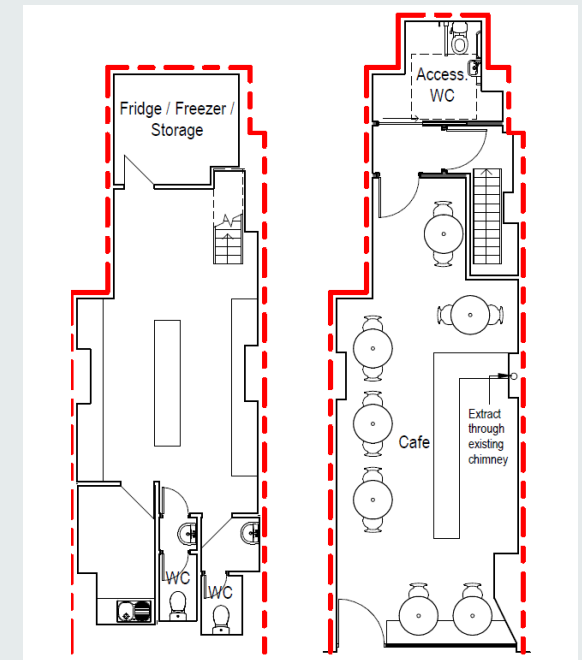
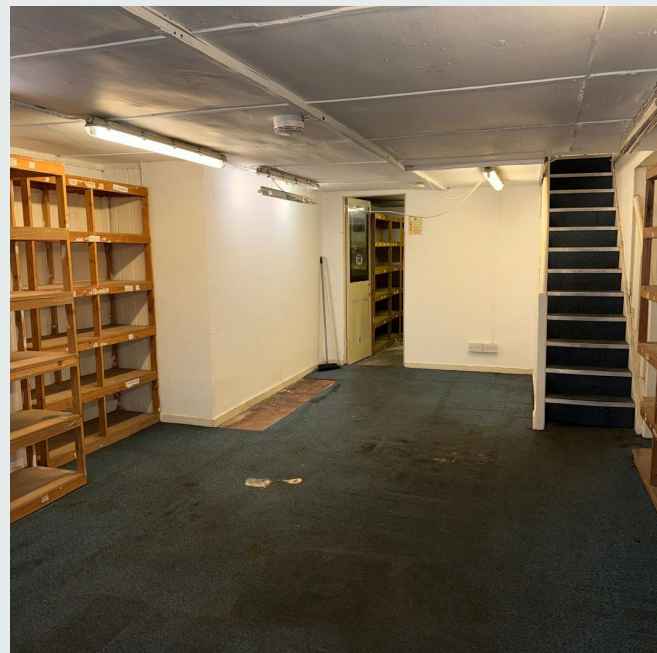
The property benefits from good accessibility, with frequent bus services available on Home Street, offering direct connections to the city centre and surrounding areas.

DESCRIPTION:

The subjects comprise a mid-terrace, ground floor and basement Class 3 premises situated within a traditional stone-built tenement property. The building forms part of a well-established parade and benefits from an attractive and characterful frontage consistent with the surrounding streetscape.

Internally, the accommodation is configured to provide a spacious, open plan sales area at ground floor level, offering excellent flexibility for a variety of food and beverage uses. The layout is well suited to both customer seating and service areas, with good natural light and a clear trading floor.

A rear staircase leads to the basement level, which provides full head height accommodation and is utilised to accommodate ancillary space including WC facilities, a tea preparation/staff area, and additional storage. This lower ground floor extends the operational capacity of the unit and supports efficient day-to-day business operations.



Property Details

Importantly, planning consent has been secured to facilitate the installation of extraction via an existing chimney flue, providing a significant benefit for occupiers requiring hot food preparation and enhancing the overall suitability of the premises for a range of Class 3 uses.

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	47.60	512
Basement	38.37	413
Total	85.97	925

PLANNING

Planning consent has been granted for the change of use from Class 1A Shop to Class 3 Restaurant/ Cafe (26/01484/FUL). All enquirers are encouraged to refer to the local planning authority for further information.

LEASE TERMS

Our client is seeking rental offers over £24,000 (Exclusive of VAT) per annum 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 £13,800

It should be noted that some occupiers may benefit from some level of rates relief via the Small Business Bonus scheme rates relief

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 electric, drainage and water services.

EPC:

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

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.

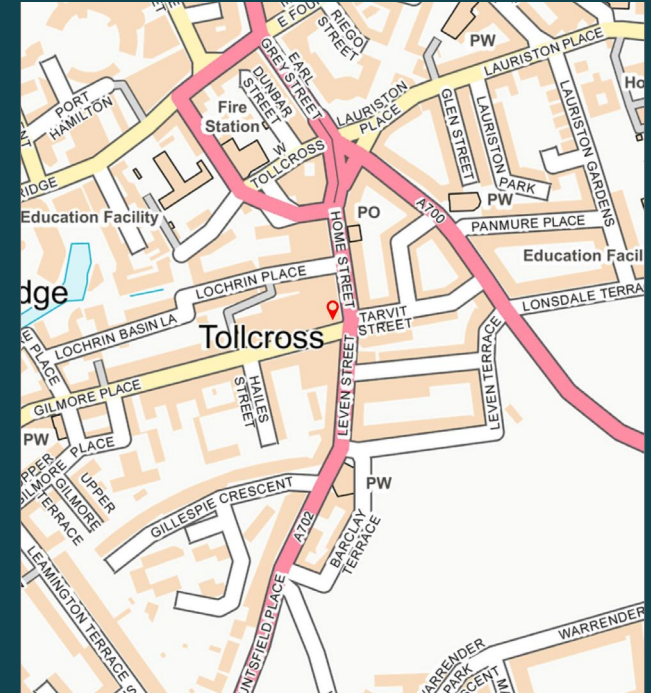
VIEWING ARRANGEMENTS:

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

Harry Pattullo MRICS

Oliver Lawson MRICS

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

centralagency@dmhall.co.uk

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