DM HALL

To Let

4 X Class 1A Premises



96A — 98B Constitution Street, Edinburgh, EH6 6AW

113.33 SQ M (1,220 SQ FT)

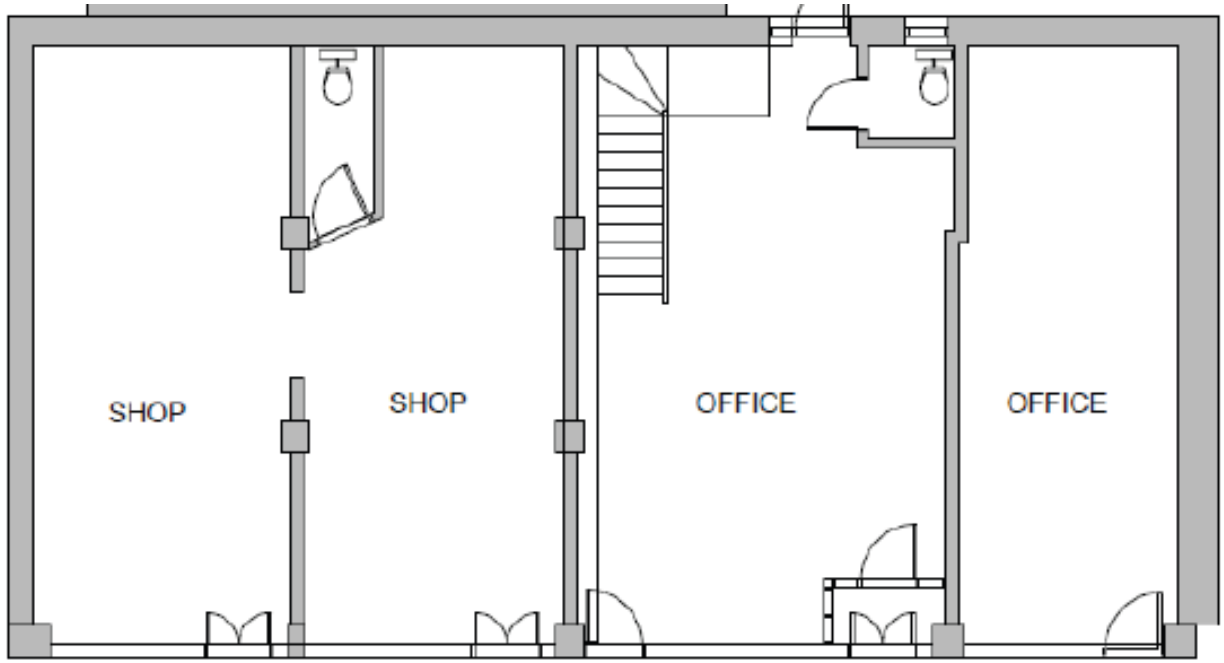
Property Details

- Four Class 1A units available on new Full Repairing and Insuring (FRI) leases
- Located in the historic, desirable and affluent Leith district
- Strategically situated approximately 150m from Constitution tram stop
- Suitable for a variety of tenants operating under Class 1A use
- Exterior frontage of premises to be freshly painted in due course
- Ample on-street parking within nearby vicinity
- Units range from 25.50 SQ M (275 SQ FT) to 32.09 SQ M (345 SQ FT)
- Rentals ranging from £10,000 - £12,000 per annum

LOCATION:
The subjects are located on Constitution Street in the heart of Leith, approximately 1.5 miles from Edinburgh city centre. Leith represents one of Edinburgh's most exciting and evolving commercial locations, offering a unique blend of heritage, character and future growth potential.

Constitution Street has undergone significant regeneration in recent years, attracting an increasingly diverse mix of independent businesses, creative industries, hospitality operators and residential developments.

With its distinctive streetscape, excellent connectivity and proximity to Leith Walk, The Shore and the wider city centre, these units on Constitution Street offer an excellent opportunity for local business occupiers to establish a thriving base within this historic Edinburgh district.



GROUND FLOOR PLAN
[as existing]





DESCRIPTION:

The subjects comprise four separate Class 1A retail units, forming part of a stone-built, single-storey property with attic accommodation noted above. The property appears to be surmounted by a pitched, slate-covered roof to the front elevation, with a flat roof section incorporating a bituminous felt-type covering to the remainder.

Each unit benefits from direct pedestrian access via an entrance door to the front elevation, together with dedicated W/C facilities located to the rear.

The units are separately assessed for business rates purposes and benefit from individual electricity meters.

Units 98A and 98B are currently interconnected, offering the potential for a single occupier to utilise both suites as one larger commercial premises.

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Area basis and is as follows:

	Accommodation	SQ M	SQ FT
96A	Retail, Sales, Office, Staff, W/C	25.50	275
96B	Retail, Sales, Office, Staff, W/C	32.09	345
98A	Retail, Sales, Office, Staff, W/C	29.05	312
98B	Retail, Sales, Office, Staff, W/C	26.69	278
TOTAL		**113.33**	**1,220**

LEASE TERMS:

Our client is seeking Full Repairing and Insuring lease agreements for a term to be agreed, with the below quoting rentals noted for each unit:

96A: £10,000 per annum
96B: £12,000 per annum
98A: £10,000 per annum
98A: £10,000 per annum

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPC) for the subjects is available upon request.







Property Details

NON-DOMESTIC RATES:
Each premises is presently rated individually with the following rateable values noted as below:

96A: £4,000
96B: £6,900
98A: £4,650
98A: £4,200

SERVICES:
The subjects benefit from mains electricity, water and sewage.

PROPOSALS:
All proposals to lease should be sent directly to the sole marketing agents, DM Hall Surveyors.

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

VAT:
All prices quoted are exclusive of VAT which may be 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.

DM HALL

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Make an enquiry

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