

DM HALL

For Sale

**Class 1A
Investment**

**35A Dundas Street,
Edinburgh,
EH3 6QQ**



**200.05 SQ M
(2,153 SQ FT)**

Property Details

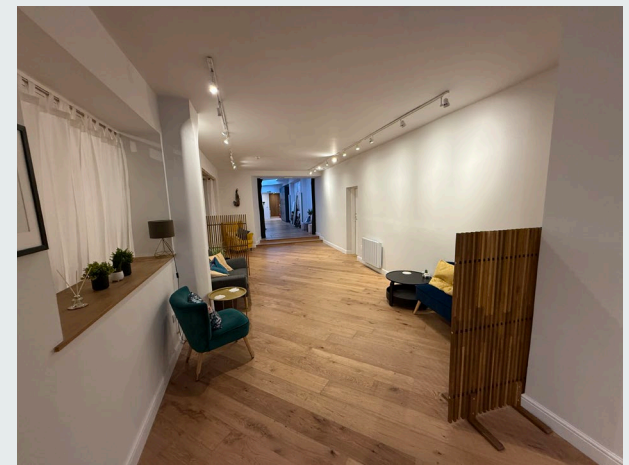
- Class 1A investment opportunity available for outright heritable purchase
- Located on Dundas Street in Edinburgh's desirable and affluent New Town district
- Premises exceptionally refurbished and maintained to a high standard by the current tenants
- 8.5 years of fully unexpired income with no break options and an upwards only rent review in November 2029
- Passing rental of £24,000 per annum with excellent reversionary potential
- Offers in excess of £375,000 (exc. of VAT)

LOCATION:

Dundas Street, to the North of Edinburgh's city centre, is located in Edinburgh's well established New Town district and is considered to be one of the city's most popular and affluent secondary retailing locations.

More specifically, the premises itself at 35a Dundas Street, is located on the west-side of the street, approximately 30 metres from the crossroad that links the northern end of Dundas Street with Great King Street. The premises sits 500m to the north of Edinburgh's city centre and approximately 500m to north-west of Edinburgh's recently developed St James Centre.

The location of the premises is seen on the below appended plan:



DESCRIPTION:

The subjects comprise a lower ground floor class 1A premises of traditional stone construction, contained as part of a larger 5 storey building, surmounted by a pitched and slated roof to the front and above, with a separate single-storey mono-pitch roof extension to the rear of the premises.

Internally, the premises is currently laid out to provide a welcoming reception and waiting area, with various open plan and cellular rooms to the rear, as well as staff/welfare accommodation and W/C compartments.

The premises has been upgraded, renovated and finished to an exceptional standard by the current tenants.

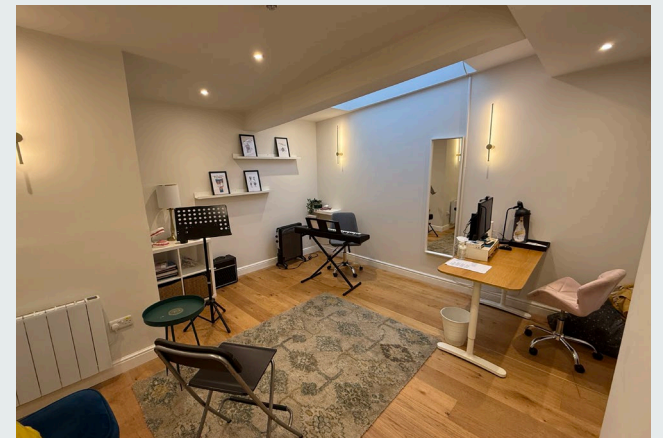
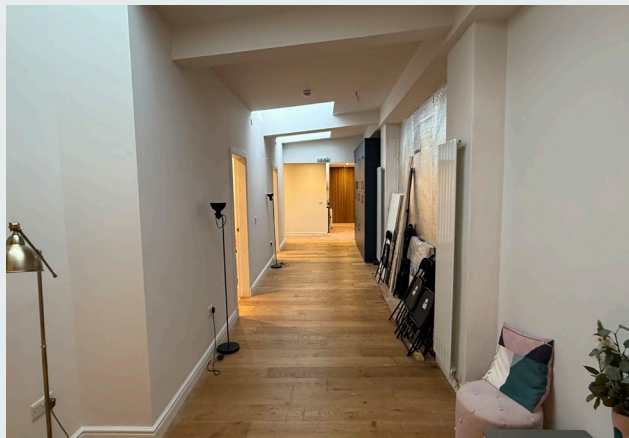
TENANCY DETAILS

Tenant	Edinburgh Voice Care Limited
Rental	£24,000 Per Annum
Term	10 years
Lease Start	November 2024
Lease Expiry	November 2034
Repairing Obligation	FRI*, subject to schedule of condition
Break Option	N/A
Rent Review	November 2029, 5 yearly thereafter

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:

35A Dundas Street	Accommodation	SQ M	SQ FT
Ground	Reception, sales, office, staff welfare, W/Cs	200.05	2,153



Property Details

SERVICES:

The subjects benefit from mains electricity, water and sewage.

SALE TERMS:

Offers in excess of £375,000 are invited for the outright purchase of our client's heritable interest (Scottish equivalent of English Freehold). A purchase at this level equates to a Net Initial Yield of 6.17% and further offers an excellent potential reversionary yield of 9.25%, both after the deduction of standard purchaser's costs.

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

The subjects have a current rateable value of £24,900.

PROPOSAL:

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

LEGAL COSTS:

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

VAT:

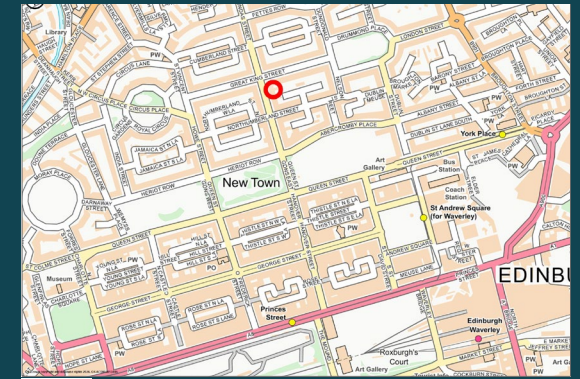
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-

ANTI MONEY LAUNDERING:

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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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