

TO LET

OFFICE SPACE

61.8 sq m (665 sq ft)

49 NORTHUMBERLAND STREET
EDINBURGH EH3 6JQ



- 61.8 SQ M (665 SQ FT)
- LOWER GROUND FLOOR
- REFURBISHED
- PARKING SPACES AVAILABLE
- FLEXIBLE TERMS AVAILABLE

LOCATION

The property is located on the north side of Northumberland Street, the heart of Edinburgh's New Town. The subjects are within close proximity to the Central Business District and benefits from excellent amenities in the local area with great bars, restaurants, leisure and retail facilities all within short walking distance.

There is excellent transport provision in the area with Waverly train station within a 10 minute walk and a number of bus stops connecting to the rest of Edinburgh and beyond.

DESCRIPTION

The subjects comprise of a self contained lower ground floor office suite comprising of three rooms within a traditional sandstone townhouse under a pitched slate roof. The property has been refurbished and presents very well with excellent period features.

The subjects benefit from:

- Cat 5 cabling
- Gas central heating
- Air conditioning
- Intruder alarm
- Fire alarm
- Cat 2 Lighting
- Good natural daylight
- Kitchen
- Male and Female WC
- EPC Rating: G

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area extends to approximately: 61.8 SQ M (655 SQ FT)

LEASE TERMS

Our clients are seeking to let this property on a licence to occupy on an all inclusive basis.

RENT

Available on request.

RATEABLE VALUE

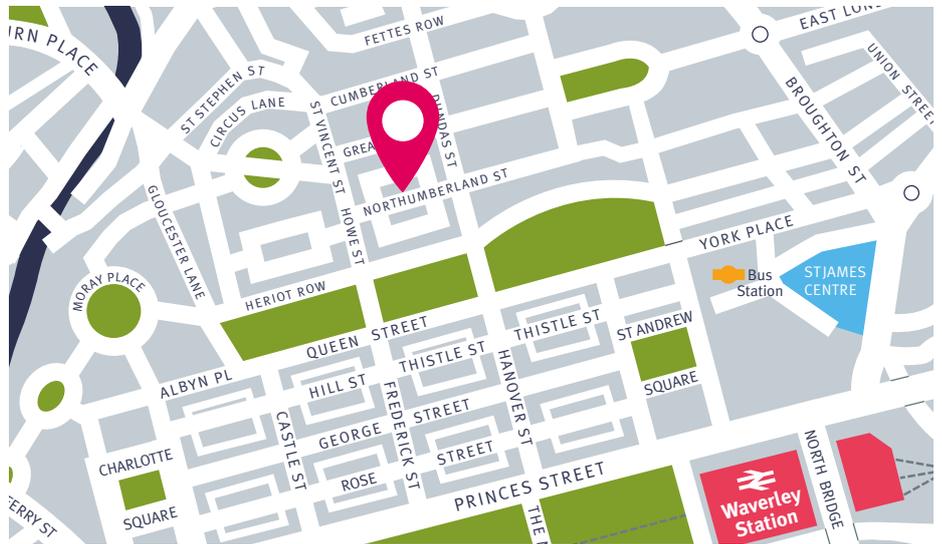
The rateable value is £7,900. As such an occupier may benefit from 100% small business rates relief, subject to status.

LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, LBTT and any other expenses.

VAT

The rent is currently exempt from VAT.



ENTRY

Entry with vacant possession can be given on conclusion of legal formalities.

VIEWING

For further information or to arrange a viewing, please contact the sole letting agents:

Angus Thomson MRICS
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John Morton MRICS
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