



## **YARD - TO LET SHORT TERM**

Yard 145A Pitt Street,  
Edinburgh, EH6 4DE

- Secure yard of 0.13 ha (0.31 ac)
- Available short term
- Immediate entry available

#### LOCATION

The subjects are situated approximately 3 miles northeast of Edinburgh City Centre and approximately 5 miles northwest of the A1 that in turn connects the Edinburgh City bypass and the Scottish motorway network.

The property is located on Pitt Street, close to the junction with South Fort Street, that connects Ferry Road to the north and Anderson Place to the south. Nearby occupiers include Studio 128 photography studio, Zed Autos, Edinburgh Vehicle Conversions and Snowtec Ski and Snowboard workshop.

#### DESCRIPTION

The subjects comprise a yard benefitting from the following:

- Security Fencing
- Part hardcore/part concrete surfaced
- Access from Pitt Street to the south and Trafalgar Lane to the north
- Immediate Entry available

#### ACCOMMODATION

The subjects total approximately 0.13 HA (0.31 Acres).

#### LEASE TERMS

The subjects are available for an initial term of up to 12 months and on a monthly rolling basis thereafter.

145A Yard – £20,000 per annum plus VAT

#### RATEABLE VALUE

According to the Scottish Assessors Association website, the property is assessed as follows:

Yard at 145A Pitt Street - £15,800

Further information of rates payable can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

#### VAT

VAT will be chargeable on the rent.

#### LEGAL COSTS

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any LBTT and VAT.

#### DATE OF ENTRY:

Entry will be available on completion of legal formalities.

#### VIEWING:

Strictly by appointment through the sole letting agents.

#### FURTHER INFORMATION

DM Hall Agency  
17 Corstorphine Road  
Edinburgh  
EH12 6DD

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