

DM HALL

To Let /
May Sell

Class 1A Use

59 Bernard Street
Edinburgh
EH6 6SL



25.46 SQ M
274 SQ FT

Property Details

- Opportunity to occupy unique category A listed class 1A premises
- Situated within Edinburgh's historic Leith district close to Leith Shore
- Excellent passing vehicular trade and pedestrian footfall
- Situated in close proximity to Constitution Street tram stop with regular bus routes passing in front of the premises
- NIA of 25.46 SQ M (274 SQ FT)
- Offers over £8,500 per annum

LOCATION:

Bernard Street is located in Edinburgh's desirable Leith district to the north-east of the city centre. Leith is known for its historical significance and vibrant community, featuring a mix of bars, restaurants, cafes, retail and a considerable residential catchment.

More specifically, the subjects are located to the south side of Bernard Street, close to the recently opened Constitution Street tram stop, with Bernard Street Bridge/ Commercial Street located 50m to the west and Baltic Street located approximately 180m to the east.

DESCRIPTION:

The subjects comprise a ground floor category A listed class 1A premises, contained as part of a larger 3 storey and attic building of traditional stone construction, surmounted by a pitched and slated roof. Access to the premises is afforded via a pedestrian entrance door with timber framed and single glazed display windows noted to the left-hand side. Internally, the subjects benefit from flexible open plan class 1A space with a small kitchenette and wash basin to the rear and single W/C compartment. The floors were noted to be laminate covered with plastered and painted walls and a plastered and painted ceiling, with lighting noted to be provided via way of strip lighting, spotlights and pendants.



Property Details

ACCOMMODATION & FLOOR AREAS :

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	Accommodation	sq m	sq ft
Ground	Sales space, kitchenette, W/C	25.46	274

LEASE TERMS:

We are seeking offers over £8,500 per annum for a term to be agreed on a Full Repairing and Insuring lease agreement.

SALE TERMS:

Our client may consider selling the property — please enquire directly for quoting price.

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,100 per annum. It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

PROPOSAL:

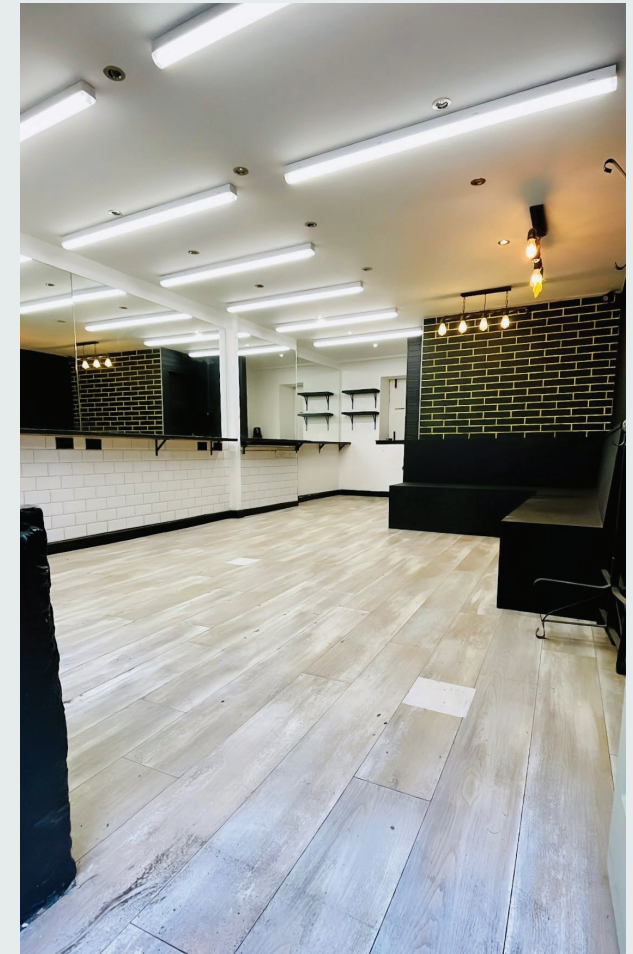
All proposals to lease should be directed towards the sole leasing/selling agents at the below details.

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.



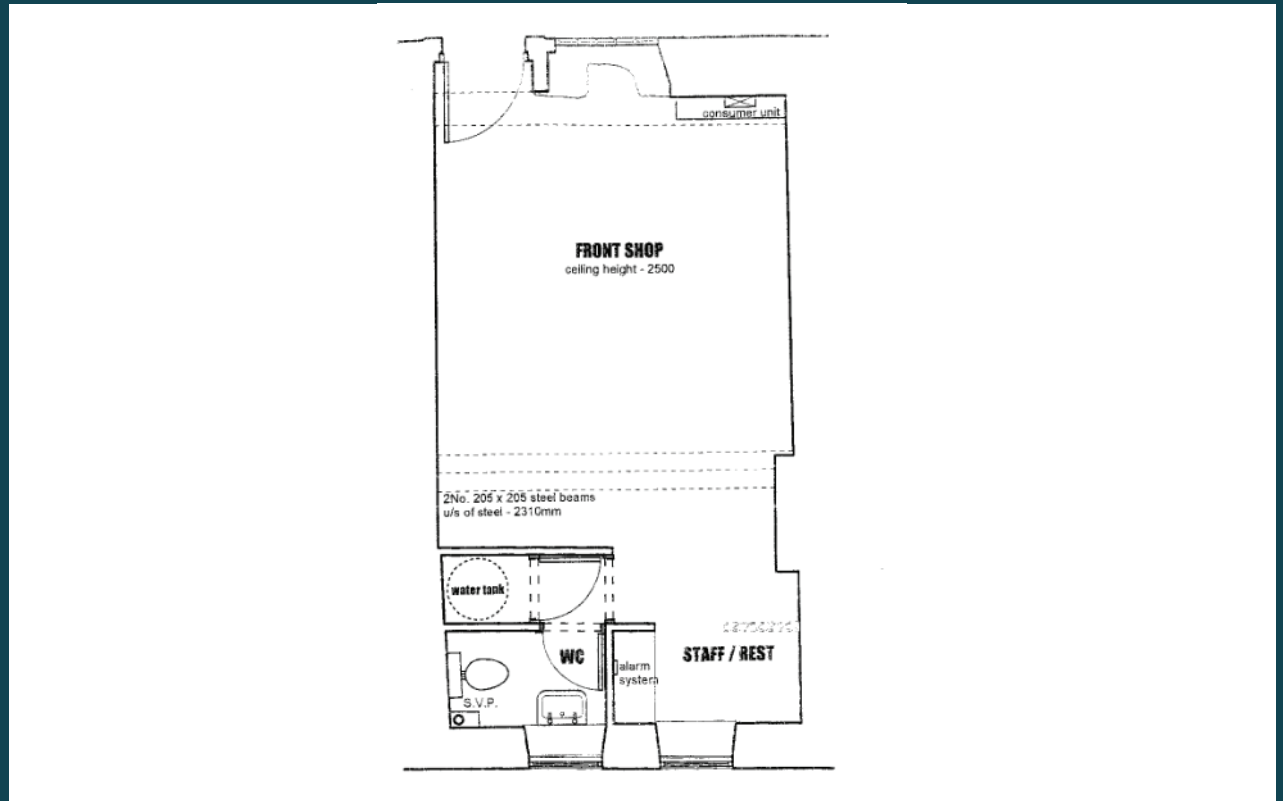
Property Details

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

Oliver Lawson MSC MRICS
Oliver.Lawson@dmhall.co.uk

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

Harry Pattullo MSc
Harry.pattullo@dmhall.co.uk

0131 624 6130
edinburghagency@dmhall.co.uk



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