

TO LET (MAY SELL)

Commercial Agency

**GRAHAM
SIBBALD**



**3A Randolph Place,
Edinburgh,
EH3 7TQ**

- Located within a prominent location in Edinburgh's West End
- Lower ground floor office premises
- The property benefits from 100% rates relief
- Rental: £8,000 per annum exclusive of VAT
- Price: Offers in the region of £120,000 exclusive of VAT
- The property extends to 28.22 Sq M (304 Sq Ft)

LOCATION

The subjects are located within Edinburgh's New Town in the heart of the west end of the city centre in what is an affluent area. The subjects lie within a mixed use location with commercial predominantly on ground and lower ground with residential dwellings above.

More specifically the subjects are located on Randolph Place close to the junction of Queensferry Road, which is one of the main arterial routes into the centre from the North of the city.

The location is well placed and benefits from numerous bus services, as well as the tram being only a minutes' walk away on Shandwick Place.

The subjects can be seen more specifically on the appended map.

DESCRIPTION OF PROPERTY

The subjects comprise a lower ground floor office unit as part of a larger stone built three storey traditional tenement building surmounted by a pitched and slate roof. Access is taken via a set of solid stone steps into an external shared area with access to various external stores.

The subjects themselves are entered via a solid timber door.

Internally the subjects are laid out to provide three compartmentalised office rooms with a w/c to the rear.

In the main the unit is constructed by a mix of solid and stud walls with a plaster and paint finish, the ceilings are of a plasterboard nature and the floors have a laminate finish throughout. Artificial light is provided by a mixture of pendant downlighters and LED's dependent upon location.

Natural light is afforded through the two single glazed and timber framed display windows to the front of the unit.

The subjects are well presented and offer various occupiers self contained space within the heart of Edinburgh's west end.

ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th edition on a Net Internal Area basis:

Areas/Floor Etc.	Sq M	Sq Ft
Lower Ground	28.22	304

EPC

The Energy Performance Certificate can be made available upon request.

RENT

We are seeking offers over £8,000 per annum on new full repairing and insuring terms.

PRICE

Offers over £120,000 exclusive of VAT

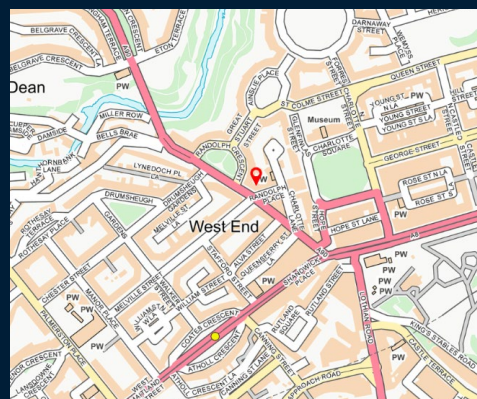
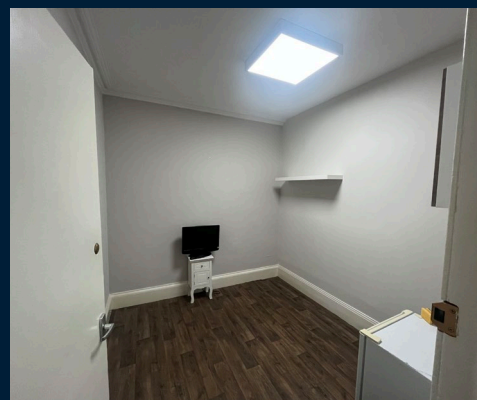
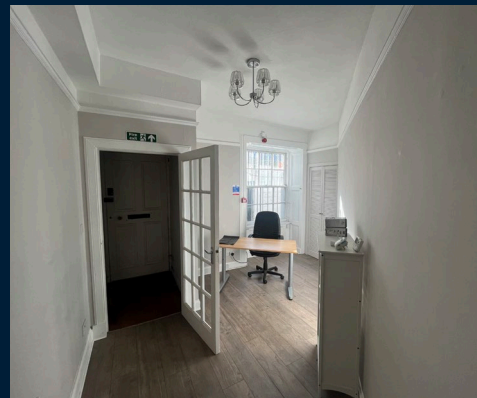
RATEABLE VALUE

With reference to the Scottish Assessors Association website we note the current rateable value to be £3,750.

Prospective occupiers may therefore qualify for 100% rates relief in line with the government 'small business' bonus scheme.

LEGAL COSTS + VAT

Each party is to bear their own legal costs and the prospective occupier will be responsible for registration dues and any VAT incurred in connection with this transaction.



For any queries or to arrange a viewing, please contact —

GRAHAM SIBBALD



Ross Chinnery

Associate

ross.chinnery@g-s.co.uk

07584 061 146



Murdo McAndrew Chartered

Surveyor

murdo.mcandrew@g-s.co.uk

07876 560 622

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2024