

TO LET

25 RUTLAND SQUARE, EDINBURGH, EH1 2BW

Self Contained Basement Office with Parking for up to 5 cars



Net Internal Area 76.27 sq m (821 sq ft)

Also available with Ground Floor Suite of 713 sq ft (Total 1,534 sq ft)

25 RUTLAND SQUARE, EDINBURGH, EH1 2BW



LOCATION

Rutland Square is one of the best known business addresses in Edinburgh and is located equidistant to the West End, the Exchange District and Charlotte Square. The Square is accessed via Rutland Street from Lothian Road at the junction with Princes Street, however there is additional access directly onto both Shandwick Place and the West Approach Road. Nearby public transport facilities are excellent with Haymarket Station a further 5 minutes walk away. The subjects themselves are situated on the north side of the Square in a prominent location.

DESCRIPTION

The subjects comprise the basement accommodation of a traditional stone built Georgian Townhouse. Having an exclusive entrance to the front via steps and front "garden" area, the accommodation is self contained from the rest of the building.

Internally there are four principle rooms, two to the front and two to the rear. Additional WC, storage and kitchen facilities lie within the accommodation.

Situated to the rear and again accessed from the accommodation is a rear garden, part slabbed and part grassed. In addition there are rights of access to the front Rutland Square Gardens.

The ground floor suite can be made available as a single letting providing a total area of 1,534 sq ft. Further details are available on request.

ACCOMMODATION

The subjects have an approximate Net Internal Area as follows:

Basement 76.27 sq m (821 sq ft)

The ground floor suite extending to 713 sq ft can also be made available providing a total of 1,534 sq ft. Garaged parking for up to 5 vehicles is available nearby in Canning Street Lane and William Street Lane. Further information is available.

LEASE TERMS

Our client is seeking to let the subjects on flexible terms. The annual rent would be £13,500. Any service charge, VAT and parking would be additional to this figure.

RATES

We are verbally advised by Lothian Valuation Joint Board the property is entered in the Valuation Roll with a Rateable Value of £9,900. Under the current Small Business Bonus Scheme 2010-11 introduced by the Scottish Government the property if occupied by an occupier with business premises with a total Rateable Value under £10,000 then 100% Small Business Bonus relief is available. Further information is available from www.scotland.gov.uk and (business.rates.enquiries@scotland.gsi.gov.uk)



ENTRY

Immediate entry is available.

FURTHER INFORMATION

Contact: CHRIS PATERSON, BSc MRICS

Email: cp@bap.co.uk

Burns & Partners
Canning Mews
7 Canning Street Lane
Edinburgh
EH3 8ER
Tel: 0131 228 4466
Fax: 0131 228 6644

DISCLAIMER

Messrs Burns & Partners for themselves and for their client whose agent they are give notice that:

- (1) These particulars are set out as a general outline for guidance of intended purchasers or tenants and do not constitute any part of an offer or contract;
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (3) No persons in the employment of Messrs Burns & Partners has any authority to make or give representation or warranty in relation to this property;
- (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.