

Ryden

TO LET

OFFICE PREMISES
86 SQ M (930 SQ FT)

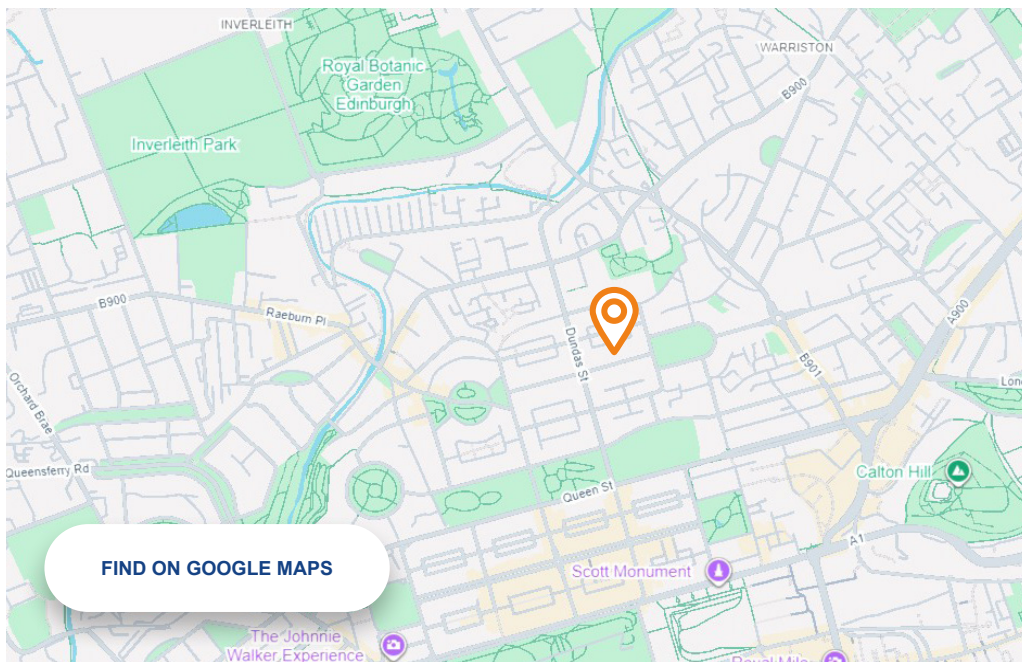
PRELIMINARY
DETAILS



22 GREAT KING
STREET
EDINBURGH
EH3 6QH

REFURBISHED LOWER
GROUND FLOOR
WITHIN GEORGIAN
TOWNHOUSE BUILDING
DEDICATED CAR
PARKING AVAILABLE

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Located on the north side of Edinburgh's prestigious Great King Street, the subjects comprise the centerpiece building of an impressive 9-bay central pavilion of this key street in Edinburgh's New Town.

This city centre location benefits from easy access to a wide range of shops, bars, restaurants and cafes in the immediate vicinity. The main city centre retail thoroughfares of George Street and Princes Street are within easy walking distance, including the new St James' Quarter retail and leisure development. Waverly Station, Edinburgh Bus Station and Edinburgh Tram (St Andrew Square / Picardy Place) all within 15-minute walking distance.

DESCRIPTION

Designed by William Sibbald and Robert Reid in the early 19th century as part of the extension of Edinburgh's New Town, this mid-terraced stone built Category A-Listed Georgian townhouse building is arranged over lower ground to 3rd floor along with car parking to the rear.

The lower ground floor is available and is set to be refurbished, creating an open-plan area with additional office room and a dedicated kitchen, along with shared access to communal WC facilities.

ACCOMMODATION

The available lower ground floor provides approximately 930 sq ft of Net Internal accommodation.

In addition, there is a dedicated car parking area immediately to the rear of the building accessed via Cumberland Street SE Lane.

USE

The property is currently used as offices in accordance with Class 4 of The Town and Country Planning (Use Classes) Scotland Order 1997 (as amended).

BUSINESS RATES

The current cumulative Rateable Value for the available accommodation is £9,250 which is below the threshold for 100% relief under the Small Business Bonus Scheme. Interested parties are advised to make their own enquiries of The Scottish Assessors Association (www.saa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available on request.

LEASE TERMS

The available accommodation is available on a Full Repairing and Insuring basis on flexible terms at a rent of £16,950 per annum plus £1,750 per car space per annum.

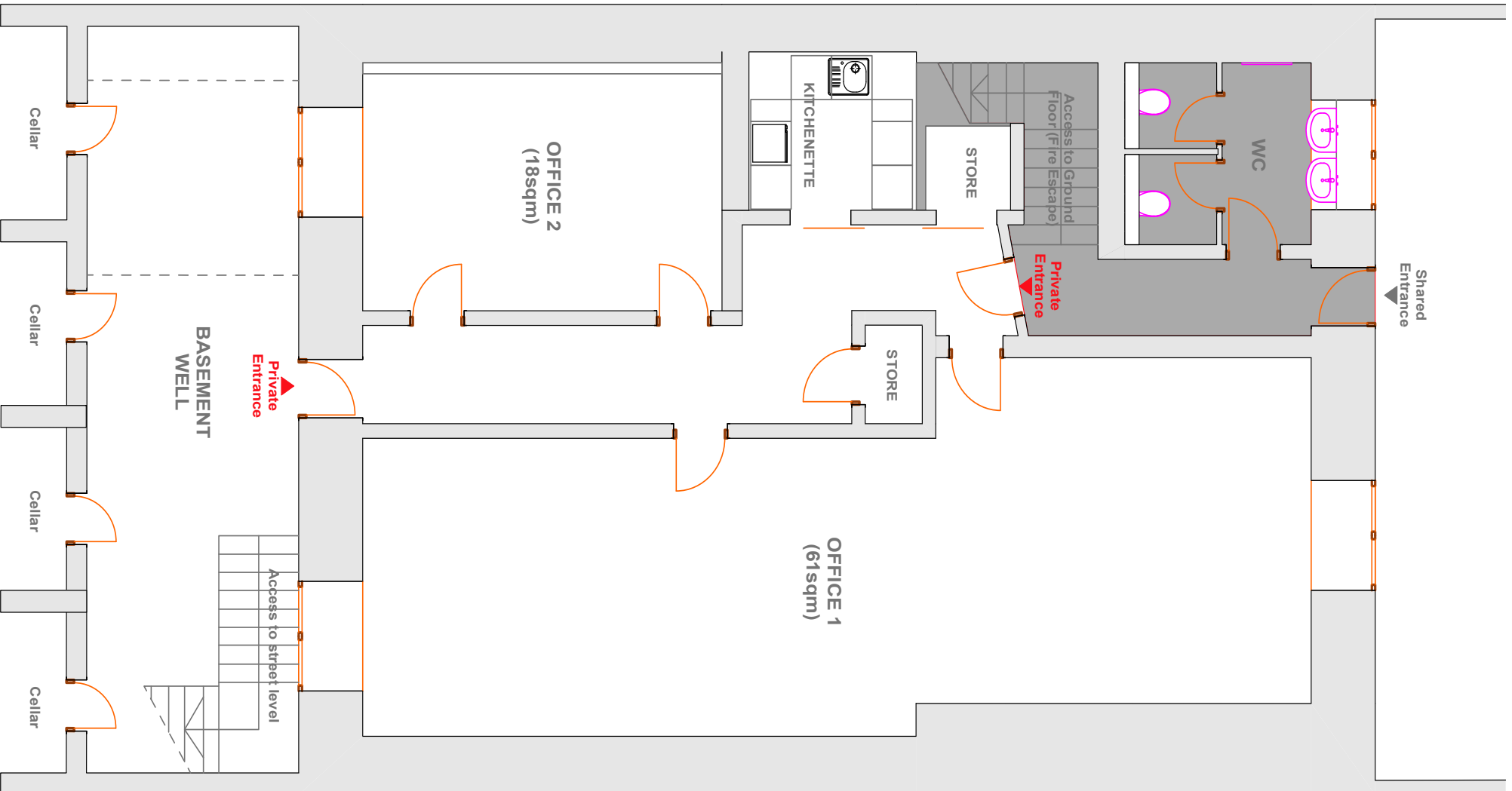
VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred during this transaction. In the normal manner, the incoming tenant will be responsible for any LBTT, registration dues and VAT thereon





22 GREAT KING STREET - BASEMENT UNIT

TO LET

OFFICE PREMISES

86 SQ M
(930 SQ FT)



22 GREAT KING
STREET
EDINBURGH
EH3 6QH

GET IN TOUCH

Please get in touch with our letting agents for more details.

Iain Taylor

T 07884 322 759

E iain.taylor@ryden.co.uk

Kyle Wright

T 07425 478 303

E kyle.wright@ryden.co.uk

Ryden

7 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

ryden.co.uk

Ryden

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