

TO LET

CAFÉ/COFFEE SHOP

60.29 SQ M (649 SQ FT)

24A HILL STREET, EDINBURGH, EH2 3JD

B&S
Burns & Shaw
Property Consultants
0131 315 0029



- Situated in Central Business District
- Close Proximity to Retail Pitches of George St & Princes St.
- Ready to Trade Condition/Fit-Out.

CAFÉ/COFFEE SHOP

24 HILL STREET, EDINBURGH

Location

Edinburgh with a resident population of approximately 500,000 is both the Capital City and Scotland's administrative and judicial centre.

Hill Street is situated in the heart of Edinburgh's central business district. The Street runs parallel to George Street between it and Queen Street and is bounded at either end by Frederick Street and North Castle Street. The subjects are located on the south side of the street close to its junction with North Castle Street.

Description

The premises comprise the ground floor of a 4 storey semi-detached townhouse.

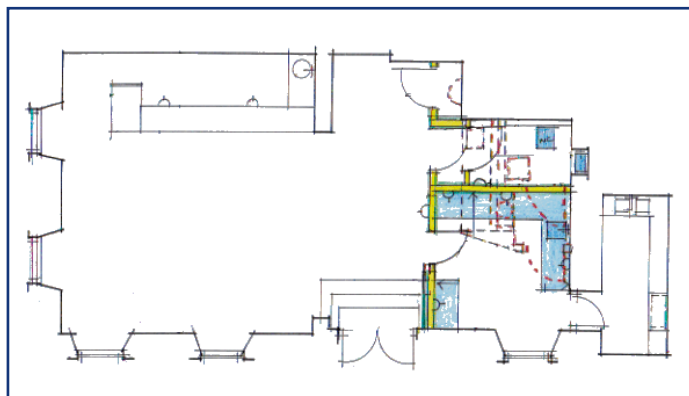
Internally the premises are predominately open plan and provide a dedicated kitchen, WC, fitted serving counter and seating area.

Accommodation

The premises extend to a net internal area of 60.29 sq m (649 sq ft).

Lease Terms

The premises are available to let on a new full repairing and insuring lease on a term to be agreed. For further information on lease terms and quoting rent, please contact the sole letting agents.



EPC

The Energy Performance Certificate (EPC) for the premises is available on request.

Rates

The Scottish Assessors Association Portal show the premises having a Rateable Value of £14,800.

Date of Entry

The date of entry will be on conclusion of legal missives.

Viewing and Further Information

To arrange a viewing or for further information please contact either:-

Niall Burns: D/L: 0131 315 0029
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