

TO LET/MAY SELL

DUE TO RELOCATION
RETAIL/BUSINESS PREMISES
& TWO SECURE CAR PARKING SPACES



70 CUMBERLAND STREET EDINBURGH

50.77 SQ M (547 SQ FT)

B&S
Burns & Shaw
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0131 315 0029

SAT NAV:
EH3 6RE

RETAIL/BUSINESS PREMISES & TWO SECURE CAR PARKING SPACES

70 CUMBERLAND STREET

EDINBURGH, EH3 6RE

LOCATION

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

Cumberland Street is located in the heart of Edinburgh's New Town in close proximity to both the City Centre and Stockbridge.

The subjects are situated on the west side of Cumberland Street close to its junction with St Vincent Street.

The surrounding area comprises a mixture of residential flats and ground floor offices/ retail units and restaurants, cafes and bars.

DESCRIPTION

The subjects comprise two adjoining ground floor units each with their own dedicated entrance of a four-storey building of sandstone construction under a pitched slate roof. The lower ground and upper floors provide residential flats.

Internally the subjects have been fitted out to provide reception board room, main office area, kitchen and WC facilities.

CAR PARKING SPACES

The two car parking spaces are located in New Silvermills Car Park which is situated beneath a large residential development on West Cumberland Street Lane. The car park is accessed via a roller shutter access point and come with EV charging points.

ACCOMMODATION

The premises extend to the following net internal area: - 50.77 sq m (547 sq ft).

ENERGY PERFORMANCE CERTIFICATE

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

RENT/LEASE TERMS

The premises are available by way of a new lease for a term to be agreed. Alternatively, our clients may consider a sale of the heritable interest. For further information please contact the sole agents. The Car parking spaces are available by separate agreement.

RATEABLE VALUE

The Scottish Assessors Association Portal shows the subjects having a rateable value of £12,500 and the two car parking spaces each having a rateable value of £2,100.

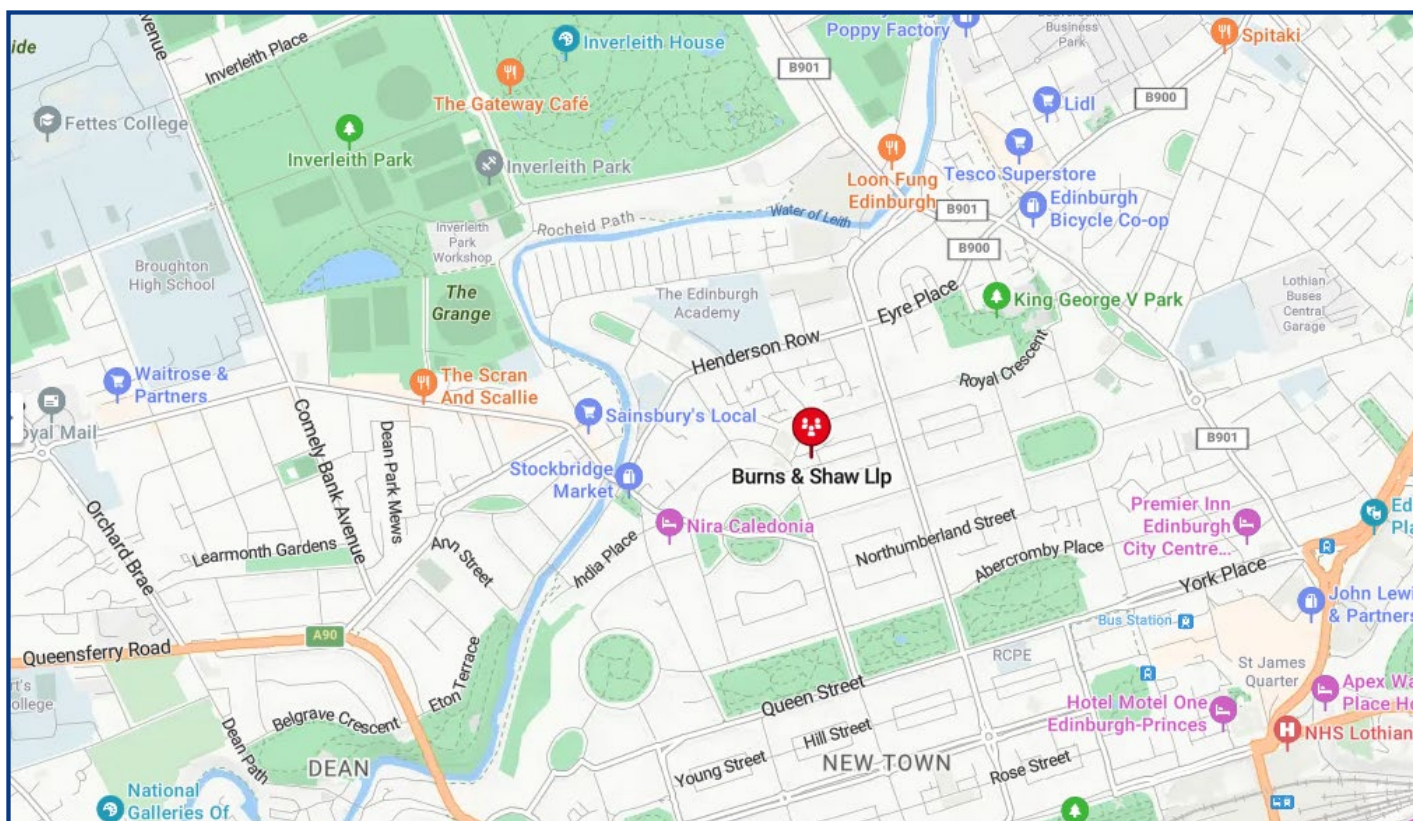
ENTRY

Entry will be upon conclusion of formal legal missives.

VIEWING AND FURTHER INFORMATION

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

Niall Burns:
D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk



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