



**Lambert
Smith
Hampton**

0131 226 0333

To Let

Preliminary Details

Office Premises

139 George Street, Edinburgh, EH2 4JY



- 193.41 Sq M (2,080 Sq Ft)
- Attractive accommodation over 3 floors
- Excellent views
- Refurbishment now completed

Lambert Smith Hampton

33 Castle Street, Edinburgh EH2 3DN T +44 (0)131 226 0333

Location



George Street is located in the heart of Edinburgh and is one of the city's most prestigious office and retail locations, linking St Andrew Square and Charlotte Square. The street is home to a variety of high quality retail operators, restaurants, bars, hotels and professional offices. The subjects are positioned on the north side of George Street close to its junction with Charlotte Square.

Description

The subjects comprise the 2nd, 3rd and attic floors of an attractive townhouse building fronting George Street finished to the following specification:

- Self-contained accommodation over 3 levels
- Newly refurbished
- Tea preparation area
- Male and female toilet facilities
- Attic office and storage area

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate Net Internal Area has been calculated:-

Floor Area	Sq M	Sq Ft
Second Floor	94.01	1,011
Third Floor	80.23	863
Attic	19.17	206
Total	193.41	2,080

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the tenant being responsible for the payment of Land and Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

Business Rates

It is understood that the subjects have a Rateable value as follows:

Rateable Value: £19,200

Terms

The refurbished accommodation is available on a new Full Repairing & Insuring lease at a rent of £37,500 per annum plus VAT for a period to be agreed.

Energy Performance Certificate

The subjects have an Energy Performance Rating of G.

A copy of the EPC is available on request.

Entry

Entry upon conclusion of formal legal missives.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Ian Davidson
Lambert Smith Hampton
0131 226 0328
07720 055 655
idavidson@lsh.co.uk

Geoff Scott
Lambert Smith Hampton
0131 226 0322
07872 822 314
gscott@lsh.co.uk

February 2019

**Lambert
Smith
Hampton**

0131 226 0333

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

1. These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.

2. Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statement or any other permission, approval or reference to suitability for use or occupation, photographs, plans, drawings, assets or financial or investment information or tenancy and the details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or of all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

3. No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or of all.

4. Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

5. Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.

6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any architect's, engineers' or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning news, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any representations they may have been provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.