



TO LET

Unique Refurbished Townhouse in
the heart of Edinburgh's Golden Rectangle

Lower Ground Floor - 1,968 sq ft
2 Car Parking Spaces

76 **GEORGE STREET**
EDINBURGH
EH2 3BU

76 GEORGE STREET

EDINBURGH
EH2 3BU

LOCATION

Located in central Edinburgh, George Street is considered the traditional core business district hosting corporate occupiers such as abrdn, Rathbone, and Virgin Money. It also remains Edinburgh's prime retail pitch with a number of high-end retailers, restaurants, and bars such as Contini, The White Company, Space NK, and Laings in the locality.

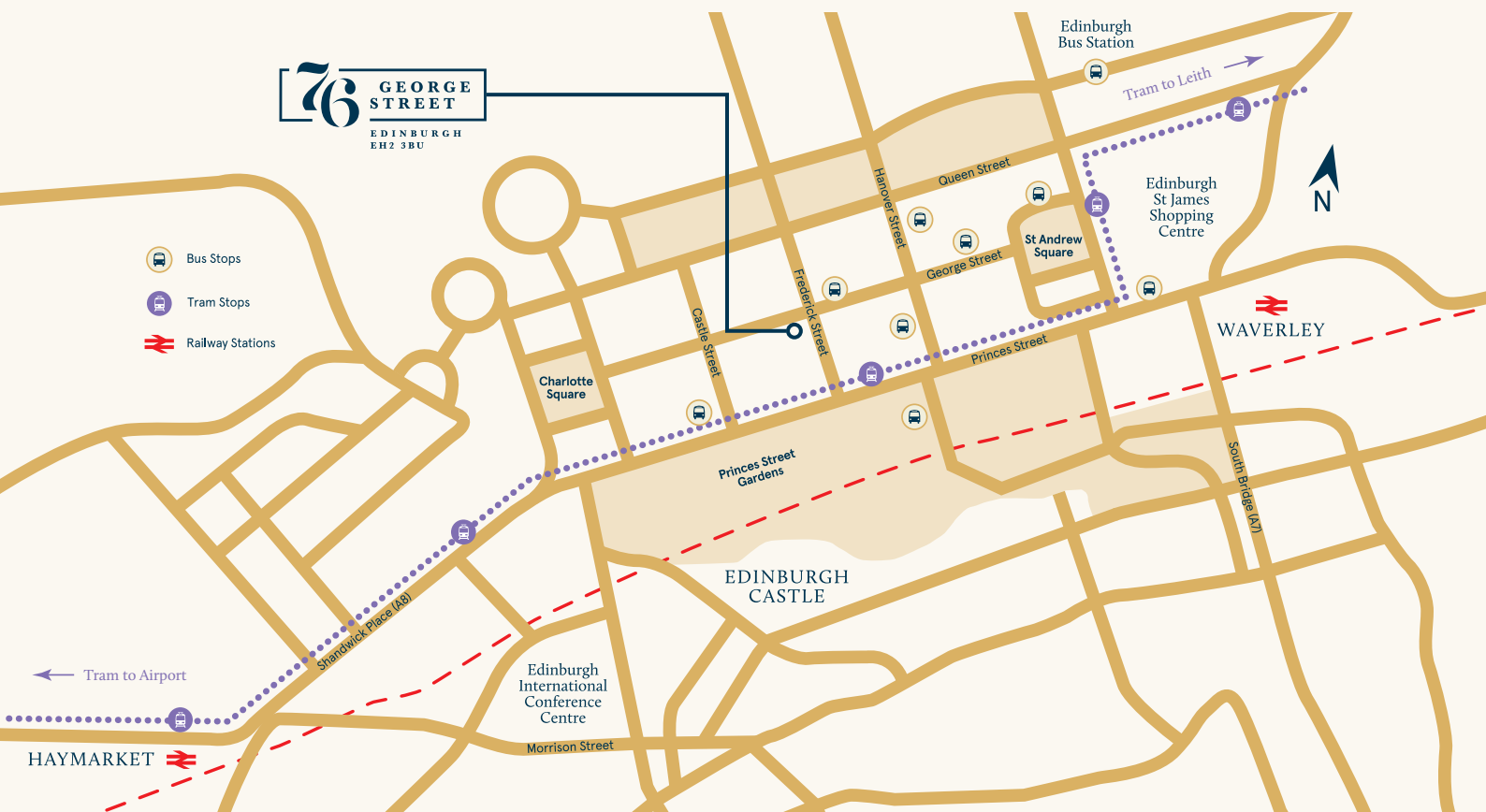
76 George Street is located on the southern side of George Street, between Castle Street and Frederick Street, and is situated in a prominent location on a mixed use office and retail pitch.

Public transport links to the building are excellent, the Princes Street Tram Stop being less than 2 minutes' walk and Waverley Railway Station approximately 10 minutes' walk.

DESCRIPTION

76 George Street comprises an entire Grade B listed, mid-terraced townhouse office arranged over lower ground, ground, and three upper floors, accessible by a lift. The building has undergone an extensive refurbishment programme over the past couple of years which incorporated the traditional features of the building with modern fittings and infrastructure, such as LED lighting and video control entry.

The available accommodation is open plan in nature. The lower ground floor has a private entrance and benefits from a dedicated outdoor seating area. The floor benefits from a raised access floor and suspended ceiling, dedicated kitchen and WC facilities including LED lighting, and gas-fired central heating. The property is also accessed at ground floor level which retains a number of period features, with a prestigious entrance, magnificent stairway and lift facility.



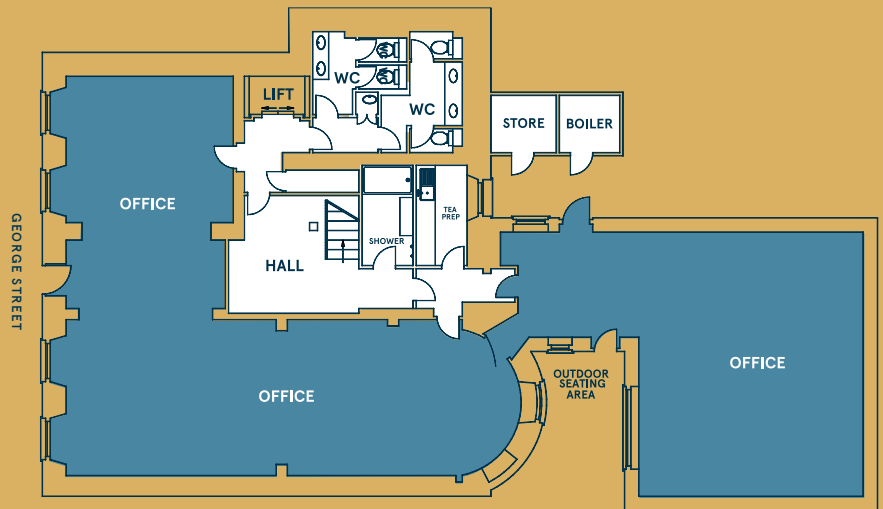
ACCOMMODATION

LOWER GROUND FLOOR

The property provides a mixture of cellular and open plan office accommodation extending to the following:

FLOOR	NIA	
	SQ FT	SQ M
Third	(NOW LET)	
Second	(NOW LET)	
First	(NOW LET)	
Ground	(NOW LET)	
Lower Ground	1,968	183
TOTAL	1,968	183

The property has been measured in accordance with the RICS Property Measurement (6th Edition).



LEASE TERMS

The subjects are available on Full Repairing and Insuring terms for a period to be agreed. Further information including rent and service charge is available from the joint letting agents.

EPC

Lower Ground Floor - (C)

RATEABLE VALUE (RV)

It has been confirmed by the Lothian Valuation Joint Board that the current RV for the vacant accommodation is:

Lower Ground Floor - £33,300

VIEWING & FURTHER INFORMATION

Viewing of the property and any further information can be provided from the joint letting agents:



Kate Jack
kate.jack@savills.com
07815 032 092

Chris Smith
chris.smith@savills.com
07974 063 892



Lucy Yates
lucy.yates@galbraithgroup.com
07824 848 097

David Stevenson
david.stevenson@galbraithgroup.com
07917 424 363

IMPORTANT NOTICE:

Savills / Galbraith for themselves, and where applicable their joint agent(s), and for vendors or lessors of this property whose agents they are give notice that: i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; ii) no person in the employment of Savills / Galbraith, and where applicable their joint agent(s), has any authority to make or give any representation or warranty in relation to this property. April 2024

