

TO LET

Restaurant/ Café

1 Royal Terrace Gardens, Edinburgh, EH7 5DX

Approximate Gross Internal Area: 65.98 m² (710 sq.ft.)



Location

The subject is situated within the grounds of Royal Terrace Gardens (also known as London Road Gardens). It is ideally located a short distance to the east of Edinburgh's City Centre, making it extremely accessible by foot and bus. The Playhouse Theatre and Omni Centre are only a short distance away, as are a wide variety of local amenities on Leith Walk and Elm Row. For transport links, the property is in close proximity to the Edinburgh Bus & Tram network, Waverley Train Station and Edinburgh Bus Station.

Description

Originally used as a single dwelling house, the building was most recently used a commercial restaurant. The cottage is a near-symmetrical, classical, L-plan, single storey 3-bay sandstone cottage with timber sash and case windows.

History of the Area and Listed Building Details

The cottage was listed by Historic Scotland in 1974 as Category B. Part of the Calton A-Group, the cottage was listed as a good, distinctive, example of William Playfair's smaller scale designs. Royal Terrace Gardens were laid out in 1831 by the Heriot's Hospital Trust which still owns the land between Royal Terrace Gardens and London Road. William Playfair was commissioned to design the Royal Terrace Gardens House in 1896 as a cottage providing accommodation for a resident gardener. Further details on the history of the building and area can be found on the Historic Environment Scotland website, reference LB30133.

Accommodation

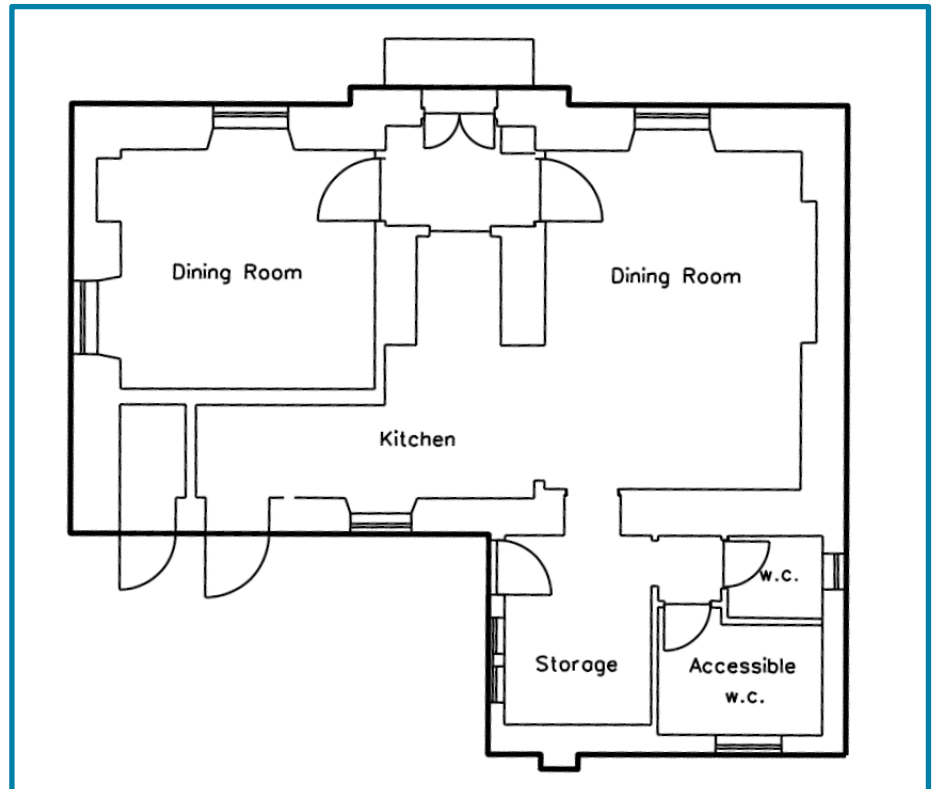
The property comprises two main reception rooms, a storeroom, kitchen, W.C./ accessible W.C.

We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the Gross Internal Area as 65.98 m². (710 sq.ft).

The cottage benefits from mature gardens to the front and rear of the property. Parking on site is not available however there is pay and display parking on London Rd.

Services

Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.



Planning

Listed Building Consent must be obtained for any alterations to the building. Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Department at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk.

Rateable Value

We understand that the subjects have a rateable value of £39,600 with effect from 1 April 2023. Further details on rateable value, rate poundage and rates relief can be found at www.saa.gov.uk or 0131 344 2500.

Terms

The property will be offered on a full repairing and insuring (FRI) sub-lease with rent reviews at five yearly intervals. The cottage forms part of a larger lease from George Heriot's Trust and the Council has obtained consent for a sub-lease to a suitable tenant. The Council will insure the property, and the premium will be recovered from the tenant. The tenant will be responsible for contents and all other insurances.

Rent

Offers in excess of **£24,900** per annum (exclusive of VAT, rates, buildings insurance and service charge) are invited.

Energy Performance Certificate

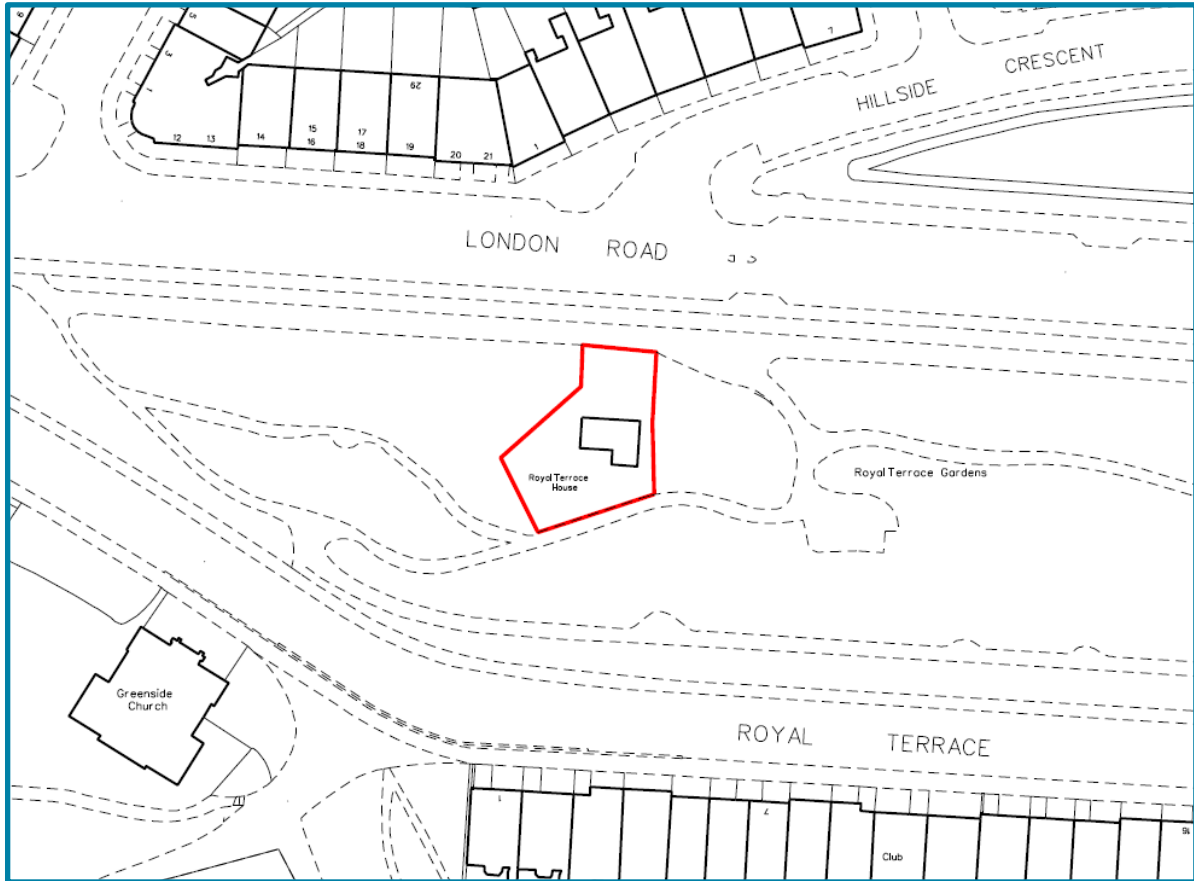
Currently under assessment and available upon request.

Viewing

The unit may be viewed by appointment with Greg Manson, Estates Surveyor who can be contacted on greg.manson@edinburgh.gov.uk or 0131 529 5774.

Fees

Each party will be responsible for their own fees and expenses in connection with the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and registration dues where applicable.



Details for Submitting Offers

1. Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date.
2. When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
3. Offers must be submitted using an Offer to Let Form and sent by email to offers@edinburgh.gov.uk. The subject line of the email should state 'Closing Date Offer – 1 Royal Terrace Gardens' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
4. An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date.
5. Hand delivered offers and offers by post will not be accepted.
6. The Council does not bind itself to accept the highest or any offer.
7. Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
8. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.