

TO LET/MAY SELL

OFFICES/HOTEL OPPORTUNITY



11-13 South St Andrew Street Edinburgh, EH2 2BT

- Prestigious City Centre Location
- Full Planning Permission for a 42 Bedroom Hotel with New Roof Top Bar/Restaurant with Terrace
- Excellent Transport Links
- Would Suit a Variety of Uses (STP)
- Space from 172 SQ M (1,851 SQ FT) — 1,104 SQ M (11,880 SQ FT)

LOCATION

The subjects lie on the east side of St Andrew Street in the heart of Edinburgh City Centre within a stone's throw of St Andrew Square, one of the most prestigious locations in Edinburgh's New Town. A mirror of Charlotte Square, St Andrew Square is located at the East End of George Street in what was the hub of Edinburgh's financial world, but in recent years a considerable amount of redevelopment has taken place creating an area that is now more characterised by its restaurants, pubs and designer shops. Nearby occupiers include The Royal Bank of Scotland plc, Aberdeen Standard Investments, Adam & Co Private Bank, Dishoom, The Ivy, Gaucho, Harvey Nichols, Louis Vuitton, Mulberry and Burberry.

The subjects form one of the best located office premises in Edinburgh with the nearby tram on St Andrew Square providing immediate links to the West End, Haymarket and Edinburgh International Airport, whilst Waverley Station and Edinburgh Bus Station are within a two-minute walk. Waverley provides direct rail to London's Kings Cross, Euston, Manchester Airport and the rest of the UK whilst Edinburgh Bus Station serves Scotland and beyond.

ACCOMMODATION

According to plans provided, we estimate the subjects extend to the following approximate gross internal areas at each with the total taking into account the new roof extension:

Floor	Sq M	Sq Ft
Total	1,104	11,880

RENT/PRICE

Available upon request



RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £126,531. The current Uniform Business Rate is presently set at £0.506, excluding water and sewage, which are levied separately.

LEGAL COSTS/VAT

Each party has to bear their own legal costs. The tenant will be liable for the Land and Buildings Transaction Tax and registration dues incurred in this transaction.

EPC

Available upon request.

1. St Andrew Square
2. Princes Street
3. George Street
4. Queen Street
5. York place
6. St James Quarter
7. Carlton Hill
8. Waverley Station
9. Edinburgh Bus Station
10. Jenners
11. Harvey Nichols
12. Multrees Walk
13. Waverley Mall

PLANNING PERMISSION

The subjects currently benefit from planning permission to create a 42-bedroom hotel with new rooftop bar/restaurant and roof top terrace.

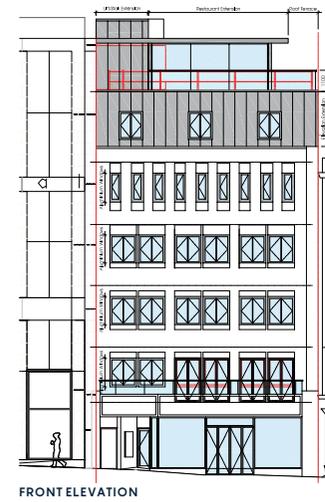
Any queries relating to the planning consent should be directed to Edinburgh Councils Planning Department.

Planning reference number 17/03350/FUL.

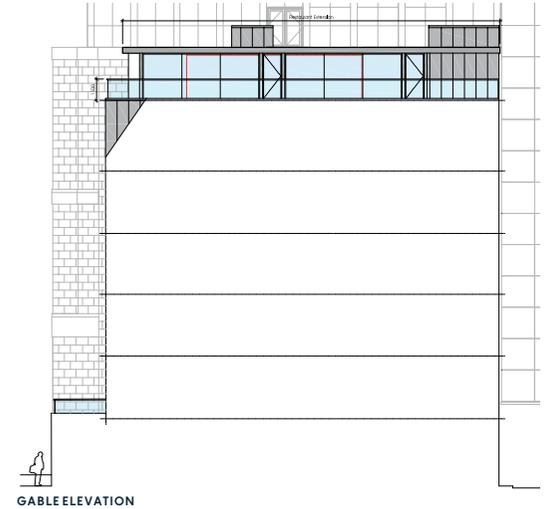
PROPOSED FLOOR PLANS



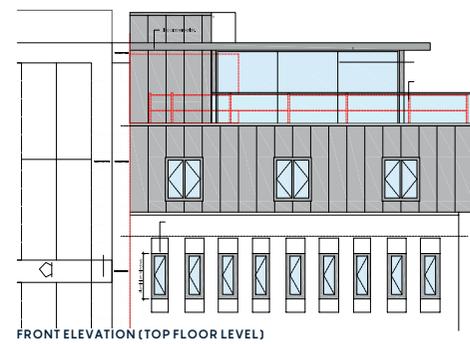
PROPOSED ELEVATIONS



FRONT ELEVATION



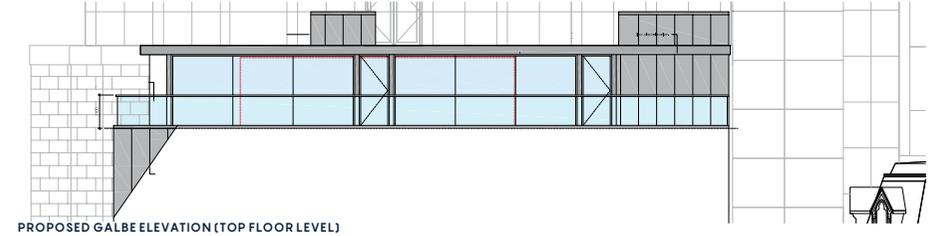
GABLE ELEVATION



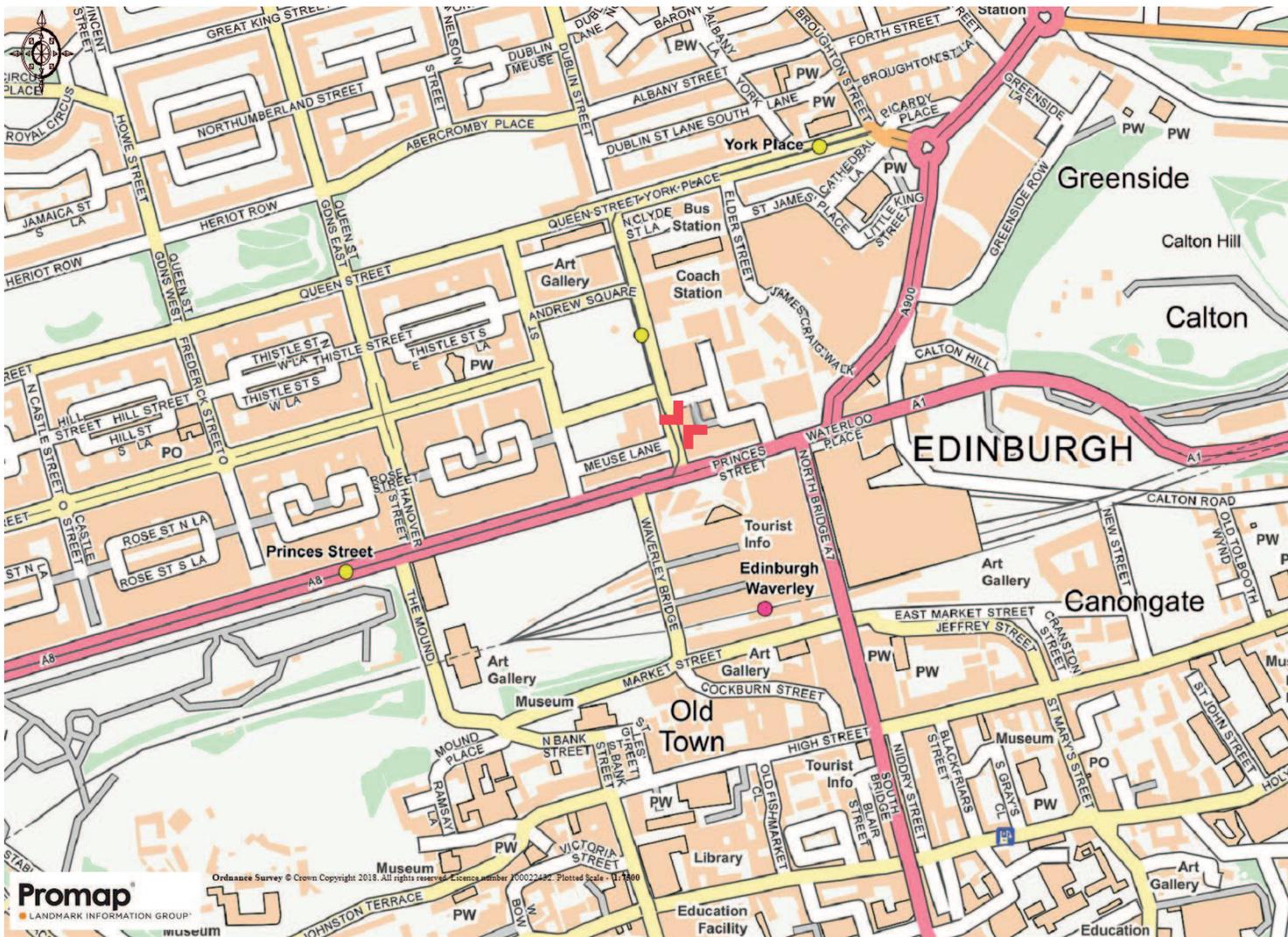
FRONT ELEVATION (TOP FLOOR LEVEL)



REAR ELEVATION (TOP FLOOR LEVEL)



PROPOSED GABLE ELEVATION (TOP FLOOR LEVEL)



To arrange a viewing contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2018.