

2 BLENHEIM PLACE

EDINBURGH, EH7 5JH


McEwan Fraser Legal
Solicitors & Estate Agents



2 BLENHEIM PLACE

Blenheim Place, located at the very edge of The New Town of Edinburgh enjoys an international reputation as a World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such good condition.

The East End is most certainly becoming the new West End.

Designed by William Playfair in 1821 and completed in 1825, Grade A listed Blenheim Place represents Georgian architecture at its very best making this location probably the most tranquil 'yet contemporary' environment in central Edinburgh.

Blenheim Place is also situated within two minutes walking distance to the tram terminus at York Place providing quick and convenient travel to Edinburgh Airport. The tram network has transformed the city and is a fast, efficient and safe public transport system that is the envy of Europe. People can move seamlessly across the city without the current frustrations of traffic diversions.

The East End of the city also includes some of Edinburgh's most reputable entertainment facilities, including the Edinburgh Playhouse almost next door in addition to a wide range of fantastic restaurants, such as the award-winning Gardener's Cottage nestled within Royal Terrace Gardens, Vittoria, Khushi's and the Manna House Bakery and Patisserie. The Omni Centre, which houses a fabulous cinema complex, sits beside the stunning 'The Glasshouse' Hotel, Marriot Courtyard Hotel and Virgin Active Health Club. Directly across from that lies John Lewis and the St James Centre currently undergoing a £850m regeneration which will create a world class 5 star hotel, retail and office complex along with almost 250 new luxury residential apartments, and opportunities for over 3000 employees. All of these are only minutes' walk from Blenheim Place and is set to put

Edinburgh's East End on the map.

The New Town dates back to the late eighteenth century and was constructed around a plan conceived by the Architect James Craig who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century reaching out to Greenside in the east, Canonmills and Stockbridge in the north and out as far as Haymarket in the west. The Castle Rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city and is still considered a masterpiece of city planning.

The city's best shopping facilities are available on

Princes Street. George Street provides banking and other financial services, as well as excellent bars and restaurants. If you take a short walk from the property you will find yourself at the top of the vibrant Broughton Street, near to the famous Playhouse Theatre. In the other direction, a short walk takes you to Calton Hill and the Scottish Parliament.

Leith Walk has access to a huge number of bus services and is only 5 minutes from the Waverley Train Station, making this property suitable for a variety of potential tenants. A fantastic train service gets you to London in less than 4 hr and 30 mins.

The city centre is a modern metropolis of commercial and financial services and amenities, with Blenheim Place located proudly at its heart.





The storefront of a restaurant named "Epicerie". The building has a blue facade with white trim. The sign above the entrance reads "RESTAURANT - EPICERIE". There are plants and a small sign in front of the entrance.





2 BLENHEIM PLACE

McEwan Fraser Legal are delighted to present to the market this unique opportunity to let over 4000 sq ft of Office/Retail space located in Blenheim Place, EH7; holding the prominent corner position facing onto Picardy Place roundabout at the junction of Leith Walk, Elm Row, and London Road, located to the northeast of Edinburgh City Centre. The surrounding occupiers comprise an excellent mix of local retailers, bars, and restaurants, which benefit from the nearby Playhouse Theatre, Omni Centre and 'Edinburgh St James' which is due for completion in 2020.

The subjects being offered comprise of ground, first and basement levels in a mid-terrace, four storey sandstone corner building with a pitched and slated roof and timber framed single glazed sash and case windows.

The ground floor comprises a curved open plan area with a small ancillary office area, storage and strong room to the rear. Many of the original period features of the property have been retained. The ground floor benefits from a sweeping frontage which is very prominent and enjoys a very enviable position for drive-by advertising for the new tenant.

In addition, the ATM of RBS, the previous owner, will remain in situ to which the bank will be granted a Right of Access to the ATM Secure Room for the purposes of servicing it for a period of 5 years, expiring April 2023.

The landlord's preferred option is for one tenant to lease the whole subjects however consideration will be given to splitting the premises between two tenants being the Ground Floor and Basement (200 sqm, 2153 sq ft) and the First Floor (188 sqm 2020 sq ft). The landlord will consider proposals for letting the building.

The subjects provide the approximate net internal areas:

1st Floor	188 sqm (2020 sq ft)
Ground Floor	145 sqm (1559 sq ft)
Basement	55 sqm (594 sq ft)

While currently presented as commercial offices, 2 Blenheim Place

would also suit a range of retail, restaurant, coffee emporium, boutique hotel, fast food or professional services, subject to necessary consents.

The property has been operating as a bank; therefore, currently has Class 2 Planning Use, providing permitted change to Class 1 (Retail Shops). Alternative uses should be possible and interested parties should make their own inquiries to Edinburgh City Council.

Tel: 0131 529 3550 or Email: planning@edinburgh.gov.uk.

Rateable Value:	£20,300
UBR (2017/18):	46.6p
Rates Payable:	£9,460
EPC Rating:	F

Services: Gas, electric, and water all mains connected.

Tenure: Leasehold; offers invited on a full repairing and insuring lease basis.

All enquiries and viewings to Bill Corbett at McEwan Fraser Legal.
Email: bill@mcewanfraserlegal.co.uk Mob: 07577 474706

A copy of the EPC certificate can be provided upon request.

Each party will be responsible for their own legal costs and the tenant will be responsible for LBTT, the property is not elected for VAT





THE OFFICE



FIRST FLOOR







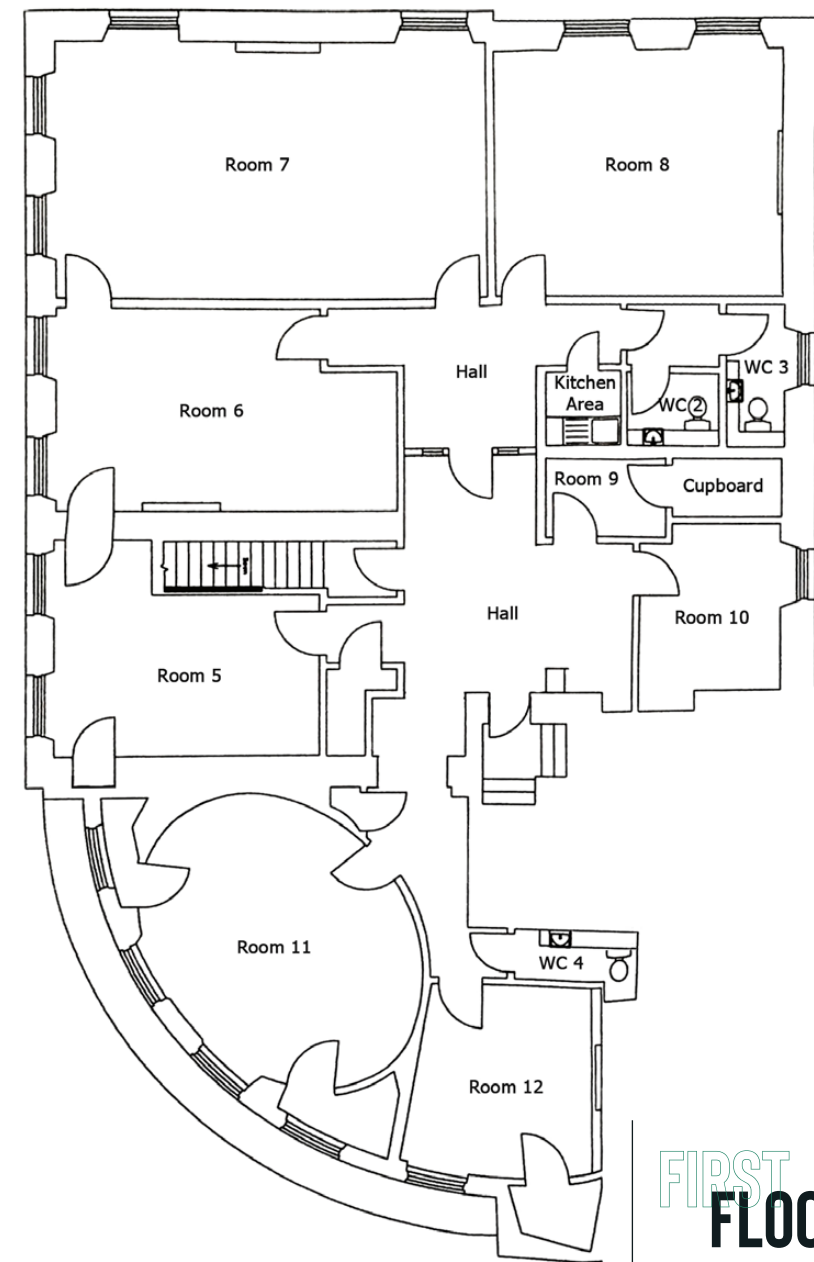
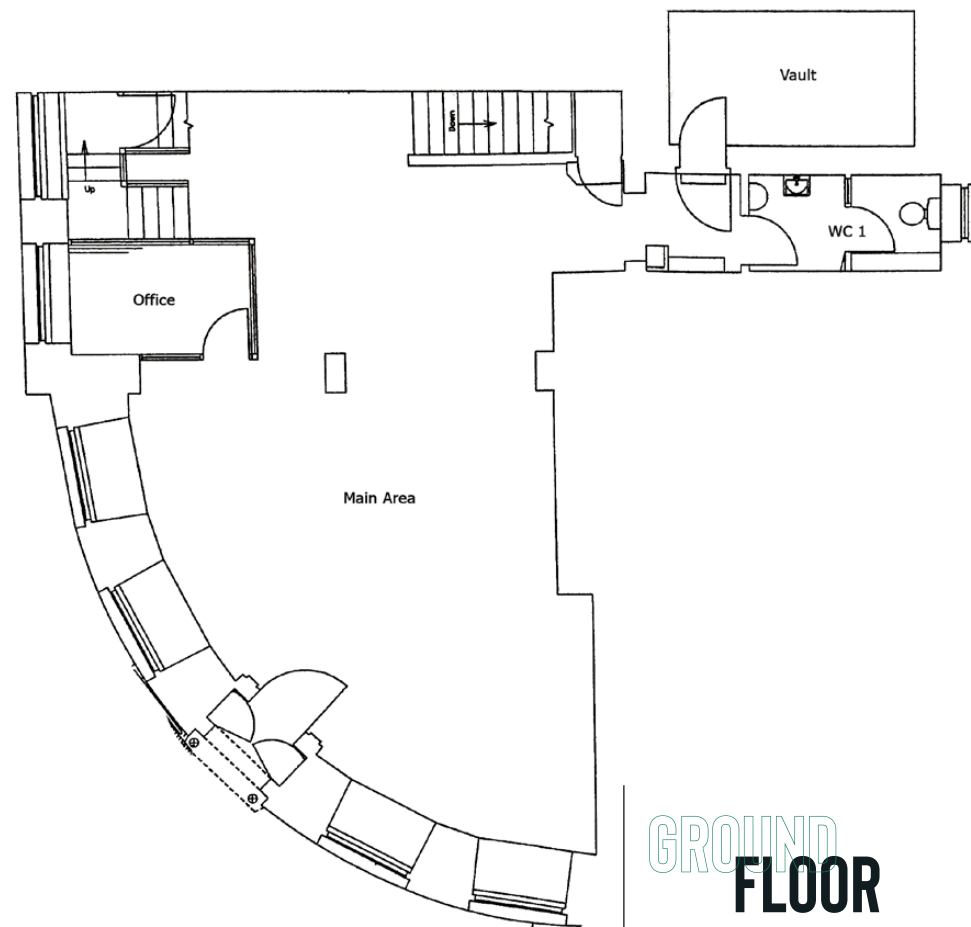
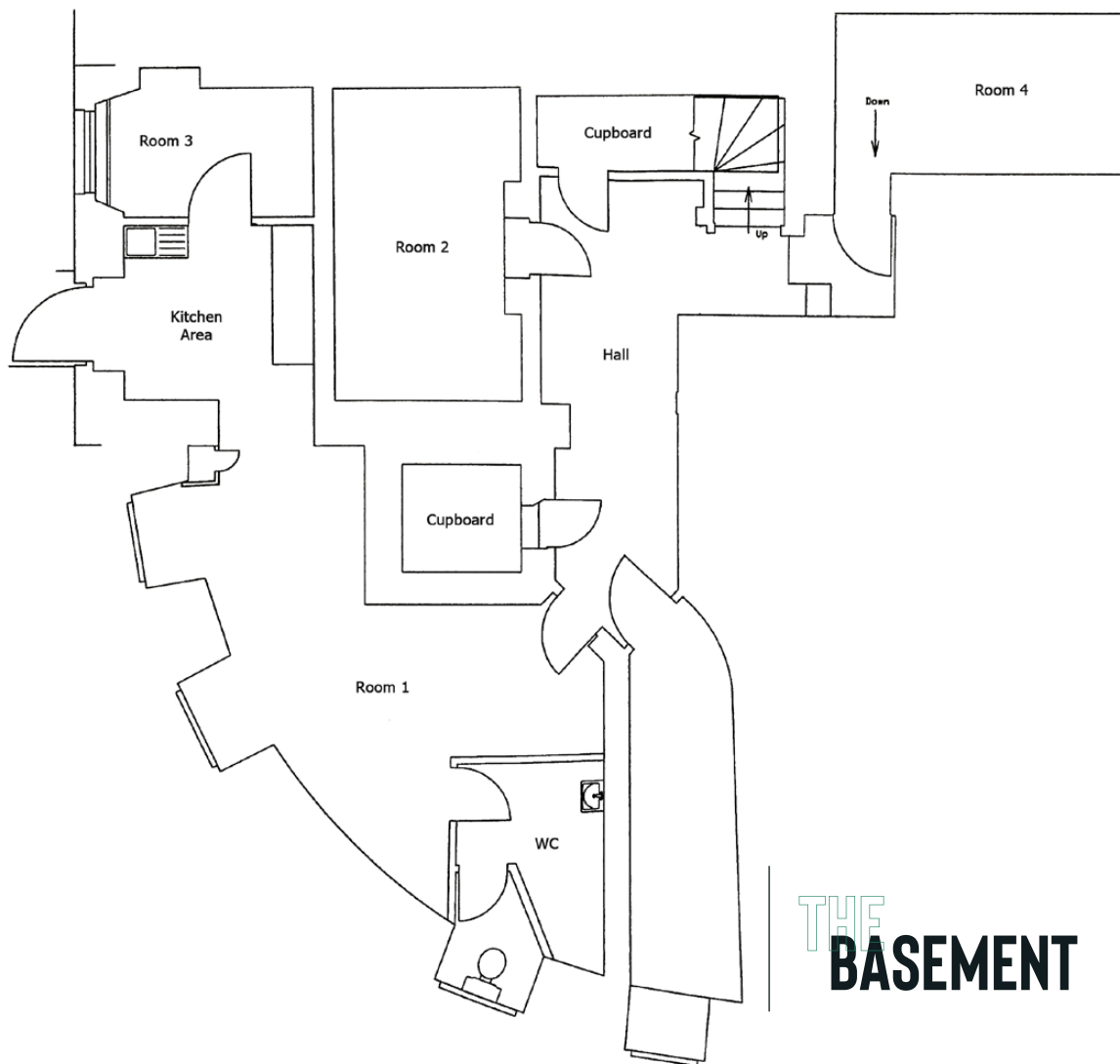


THE BASEMENT



SPECIFICATIONS

AND DETAILS



Approximate Dimensions
(Taken from the widest point)

Basement

Room 1	5.46m (17'11") x 4.78m (15'8")
Room 2	4.50m (14'9") x 2.72m (8'11")
Room 3	3.20m (10'6") x 1.86m (6'1")
Room 4	4.24m (13'11") x 2.32m (7'7")
Kitchen Area	3.20m (10'6") x 2.53m (8'4")
WC	3.12m (10'3") x 2.12m (6'11")

Ground Floor

Main Area	12.77m (41'11") x 9.57m (31'5")
Office	3.44m (11'3") x 2.03m (6'8")
Vault	4.28m (14'1") x 2.29m (7'6")
WC 1	3.33m (10'11") x 1.65m (5'5")

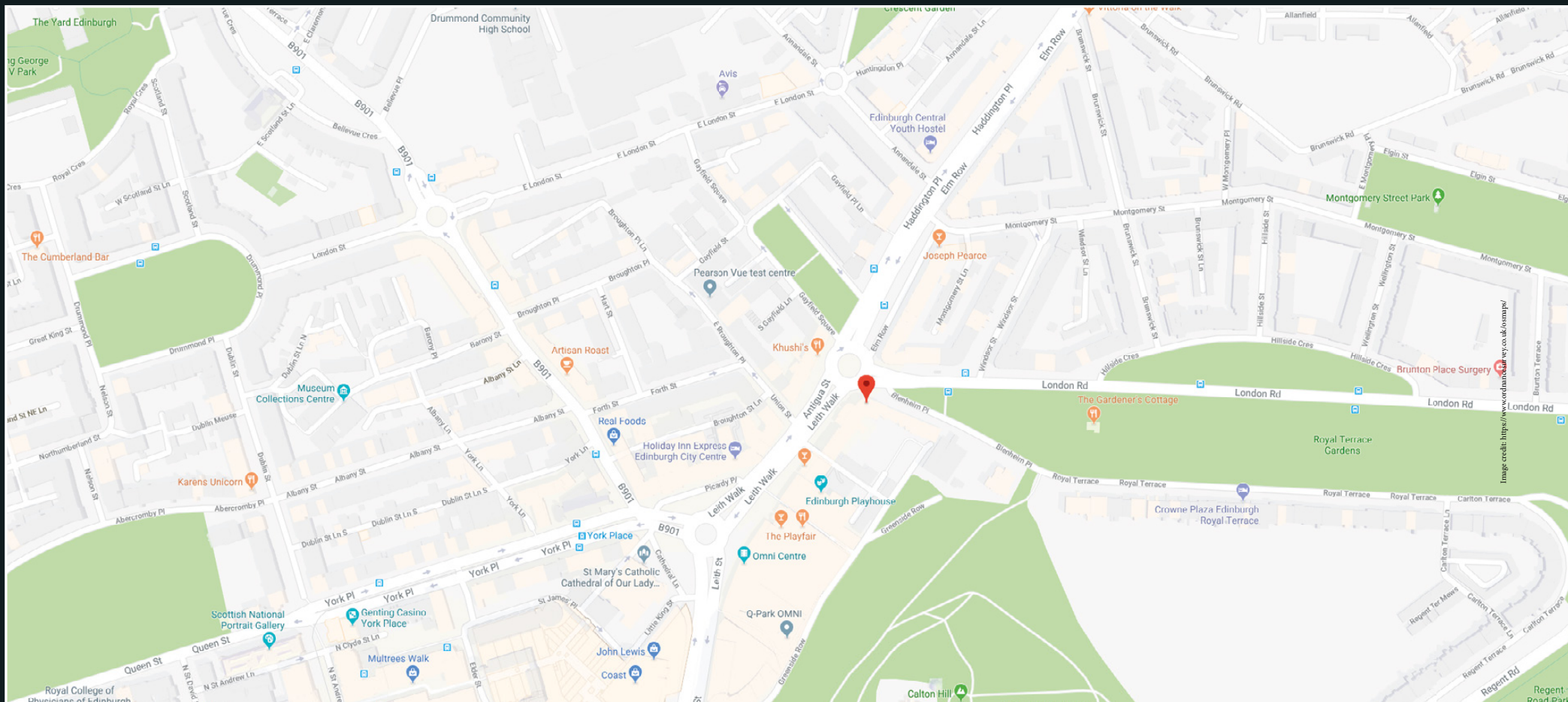
First Floor

Room 5	5.33m (17'6") x 4.50m (14'9")
Room 6	6.90m (22'8") x 4.24m (13'11")
Room 7	8.77m (28'9") x 5.33m (17'6")
Room 8	6.13m (20'1") x 5.33m (17'6")
Room 9	2.60m (8'6") x 1.65m (5'5")
Room 10	3.50m (11'6") x 3.04m (10')
Room 11	6.75m (22'2") x 5.19m (17')
Room 12	4.17m (13'8") x 3.67m (12')
Kitchen Area	1.58m (5'2") x 1.50m (4'11")
WC 2	2.02m (6'8") x 1.50m (4'11")
WC 3	2.93m (9'7") x 1.21m (4')
WC 4	2.50m (8'2") x 1.46m (4'9")

Gross internal floor area (m²): 388m² (4,173 ft²)

EPC Rating: F

Extras (Included in the sale): To be discussed at formal offer.



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Text and description
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Commercial Director



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
ALLY CLARK
Designer