

# TO LET

## 10 LADY LAWSON STREET, EDINBURGH, EH3 9DF



- PREVIOUSLY LAWSON'S  
TIMBER
- CITY CENTRE LOCATION
- POTENTIAL FOR  
WORKSHOP/STUDIO/  
RETAIL USE

### Location:

The subjects are located in the West End of the city centre. The surrounding area is mixed use with major office buildings, residential flats, the Usher Hall, Lyceum Theatre, Edinburgh College of Art plus a large public car park in Castle Terrace. Attached is a location map.

### Description:

The property is accessed by a pend entrance between two retail shops, (see image above) which extends the full depth of the shops. The main building is arranged over five floors (including attic.)

The ground and first floors are generally open plan and could be used as a showroom. There is separate staff/office accommodation at first floor level.

The attic and upper basement levels provide generous storage. At lower basement level there are male and female WCs and further space, previously used a sound proof recording studio.

To the rear additional workshop/storage space is provided by a number of exterior stores. Vehicular access is provided via Spittal Street Lane.

The layout is shown in an O.S. extract attached.

### Accommodation:

We assess the approximate gross internal areas as follows:

	SQ M	SQ FT
Ground Floor	236.35	2,544
1st Floor	243.88	2,625
External stores	77.51	834
Upper Basement Store (restricted height)	69.82	752
Lower Basement	62.47	672
Lower Basement Workshop	50.70	546
Attic Store	76.09	819
<b>TOTAL</b>	<b>816.82</b>	<b>8,792</b>

### Planning:

The premises were most recently used as a performing and education arts centre with ancillary storage. Historically, the subjects retailed as Lawson's Timber. Subject to planning the property could provide retail/workshop/showroom facilities.

We recommend that any enquiries regarding planning issues be directed to the Local Planning Authority.

**Assessment:**

From the Scottish Assessors website we note that the subjects are entered as a studio and have a rateable value of £21,000.

**Lease:**

The premises are offered on either a short or long term basis.

**Rental:**

Offers around £35,000pa.

**Sale:**

Our client will consider offers to purchase.

**VAT:**

We are advised that the subjects are registered for VAT.

**Legal Costs:**

Each party will be responsible for their own legal costs involved in this transaction. The tenant will be responsible for any stamp duty and registration dues incurred.

**Entry:**

Immediate.

**Viewings & Further Particulars:**

Apply Sole Letting Agents.

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**Details prepared:**

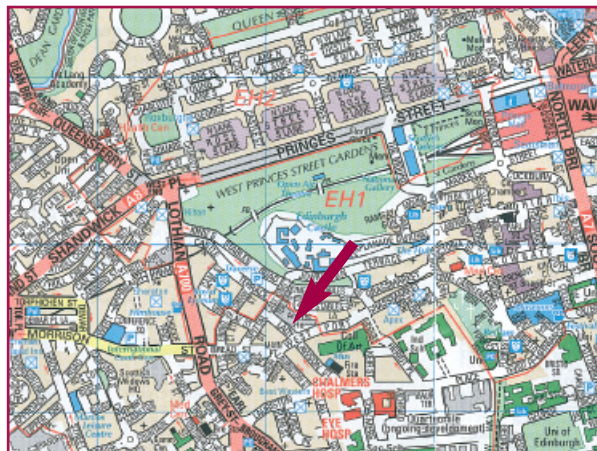
October 2010.



First Floor



Ground Floor



Location Map



O.S. extract

Licence No: 100047474

**MISREPRESENTATION**

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