

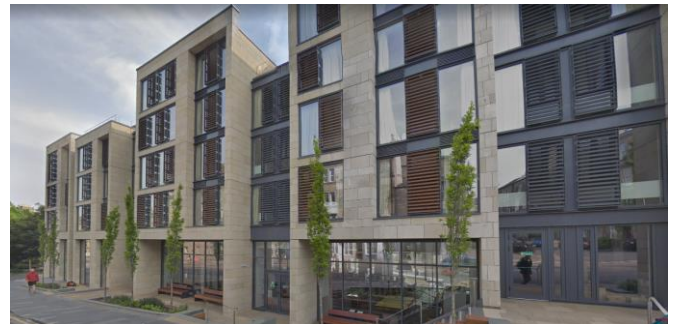
Community/Charitable Premises Opportunity

Salisbury Court, 104 St Leonards Street, Edinburgh, EH8 9RD
Class 11 use, 115m2



An opportunity has arisen for a not-for-profit voluntary and community sector organisation to lease and manage a new community space that has been created by Unite Students .

The Class 11 Community space is within a high quality development accommodating 600 students. The chosen tenant (awarded via competitive tender) organisation will be able to lease the space at a peppercorn rate and in return should benefit and actively engage with the local community. It may enable other voluntary and community groups to hire space.



Details on the Space

- The new space is approximately 115 square metres in size
- The space will be designed and fit out as part of the tender award
- The lease is from 1st September 2020 - the appointed tenant of the space will specify its final internal design, in agreement with Unite Students.
- The site is owned by Unite Students, but managed by an appointed managing agent.
- The space will be required to be managed independently by the tenant, on a day to day basis.

Location



The Community space is within a modern and high quality development tucked between Holyrood Park and the Meadows. It is located at the front of a student accommodation property. It is a designated commercial space with its own access, and is essentially an independent unit.

The space is being made available, offering a unique opportunity to a charitable or not for profit organisation.

WORK
TOGETHER

BE
BETTER

DO WHAT'S
RIGHT

SEE IT
THROUGH

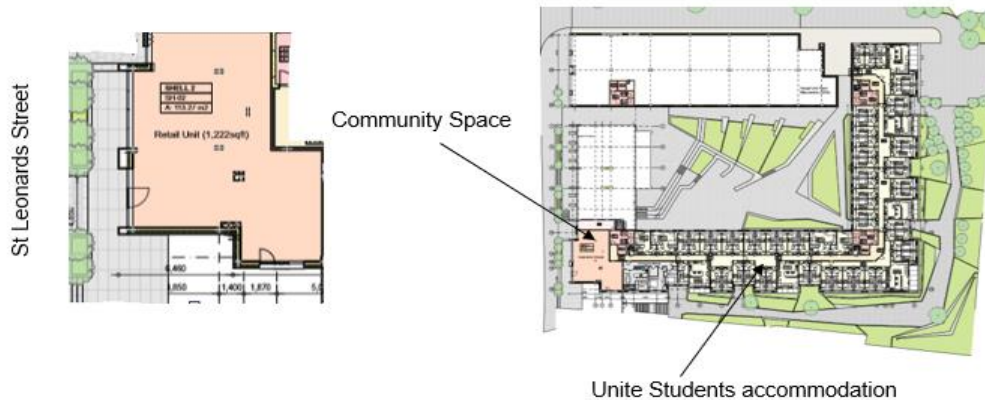
HAVE
FUN



INVESTORS
IN PEOPLE

Gold
Level 2022

Floor Plan



The Local area and residents

It is envisaged that the successful applicant for this space will directly work with the local community and should be able to demonstrate its impact on this group. Applications incorporating opportunities for local residents (including students) to volunteer with the organisation will be viewed favourably.

Costs and Lease Agreement

- The annual rent of this property is £1,000, which should be paid in one instalment on the first day of the lease agreement, by electronic payment, and annually on this date in subsequent years.
- The initial term of the tender award is two years, with a one year break clause
- Upon commencement of the lease, the tenant will need to apply for utility meters to be installed and arrange contracts with suitable suppliers.
- The tenant will be responsible for installing and maintaining a fire panel system to suit their proposed internal layout of the unit.

Application Information

Please view the guidance and application form for completion at <http://www.unite-group.co.uk/responsibility/salisbury-court-community-space>

Application Closing Date: 8th April 2020

There will be an open viewing of premises for anyone interested in applying held on **1st April 2020, 2pm – 7pm**. No appointment necessary.

If you have queries having read the guidance, please email vicki.fry@unitestudents.com