



**ALLIED
SURVEYORS
SCOTLAND**

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www.alliedsurveyorsscotland.com



TO LET

1 & 3B Quayside Street, Leith, Edinburgh, EH6 6EJ

- ✔ Offices with storage and two car parking spaces
- ✔ Available to let as a whole or individually
- ✔ ***Refurbishment Planned*** on the expiry of the current tenant's lease
- ✔ Close to The Shore and its wide range of cafes, bars and restaurants
- ✔ Approximate Net Internal Area 86.15 sq m (917 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The Leith area of Edinburgh is located approximately 4 miles to the north-east of the city centre and enjoys good transport links.

The subjects are located in a mixed commercial and residential area on the southside of Quayside Street at its junction with Sandport Place.

Local amenities are available within a short walk including a wide array of bars, cafes and restaurants at The Shore.

Nearby occupiers include: Roseleaf Bar Café, Plumbase, Aldi, Mimi's Bakehouse and Café Truva.

DESCRIPTION

The subjects comprise the first floor and lower ground floor of a two storey, sandstone building contained beneath a slated roof.

The first-floor office is arranged across two inter-connecting rooms but could easily be turned into open plan space with the removal of the dividing partition. The room to the rear benefits from a WC and views over the Water of Leith.

The lower ground floor is accessed just off the main entrance and provides two spaces suitable for office use but could also provide useful storage to a single occupier of the whole premises.

On expiry of the current tenant's lease, the landlord is planning to upgrade the premises with a specification provided to interested parties.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal areas:

	SQ M	SQ FT
1 Quayside Street (Lower Ground)	39.02	420
3B Quayside Street (First Floor)	46.23	497
	86.15	917

RENT

Our client is seeking rental offers over:

- 1 Quayside Street – £5,000 per annum
- 3B Quayside Street – £8,000 per annum

LEASE TERMS

The subjects are available for lease on flexible terms for a term to be agreed.

CAR PARKING

There is one car parking space available per office.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) 1 Quayside Street and 3B Quayside Street have a Rateable Value of £4,200 and £5,000 respectively effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

For properties with an RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

UTILITIES

The subjects benefits from electricity and water connections.

LEGAL COSTS

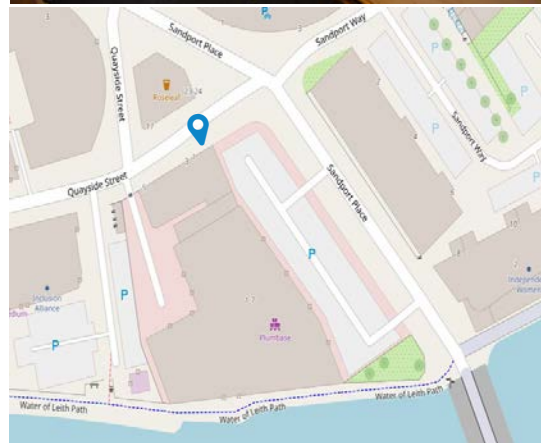
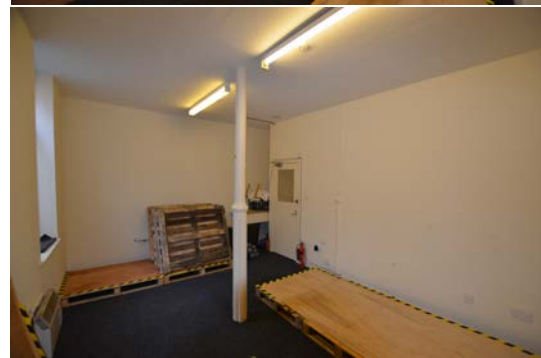
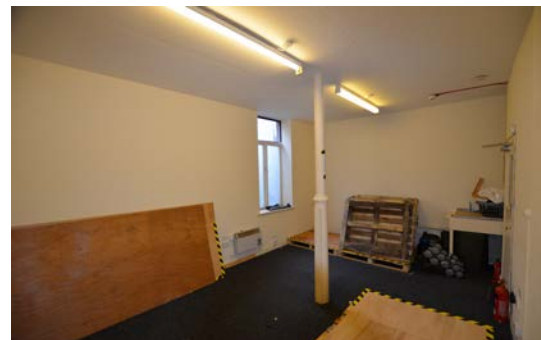
Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

ENTRY

Upon completion of a missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd

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