



**ALLIED
SURVEYORS
SCOTLAND**

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TO LET

328-330A Leith Walk, Leith, Edinburgh, EH6 5BU

- ✔ Iconic and deceptively large shop premises in the heart of Leith Walk
- ✔ Extensively refurbished and now ready for new occupier
 - ✔ May suit alternative uses (subject to planning)
 - ✔ Close proximity to Balfour Street tram stop
- ✔ Approximate Net Internal Area of 104 sq m (1,125 sq ft)

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



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LOCATION

Leith Walk is a principal commercial thoroughfare in Edinburgh city centre situated approximately 1.5 miles north of Princes Street.

The subject property is situated at the midway point of Leith Walk located on its west side close to the corners of Pilrig Street and Arthur Street.

Public transport is widely available with the nearest tram stop at Balfour Street. There is a parking bay located directly outside the shop with other restricted parking available in surrounding streets.

Commercial occupiers in the area include: First Mortgage, La Casa, Indico Health and Beauty, Epoca Vintage Clothing Shop and Braid Vets.

DESCRIPTION

The site lies on the west side of Leith Walk and relates to the ground floor of a 3-storey, stone-built building with a shop premises projecting forward into the street.

The building, which is Category C-listed, is located within the Pilrig Conservation Area and surrounded by similar premises and residential tenemental flats.

Internally, the premises is arranged over ground floor with an open plan shop front benefitting from openable double doors of 2.4 metres wide. There is a change in level after the main front shop leading through to an extensive rear shop. This comprises a number of rooms and stores of varying sizes offering flexible accommodation.

The premises has been extensively upgraded to include plasterboard walls, new wiring and fire detection system, WC and kitchen area, LED downlighters to the front shop and a refurbished shop frontage and roof.

ACCOMMODATION

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

104 sq m (1,125 sq ft)

Please also see below floorplan.

RENT

Our client is seeking rental offers over £25,000 per annum to grant a new lease.

TERMS

The premises are available for immediate lease on full repairing and insuring (FRI) terms for a period to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £13,400 effective 1st April 2023. The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a 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.

UTILITIES

The property is served by single phase mains electricity and water. There is a gas connection in the common stairwell but currently no meter attached.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is available on request.

ANTI-MONEY LAUNDERING

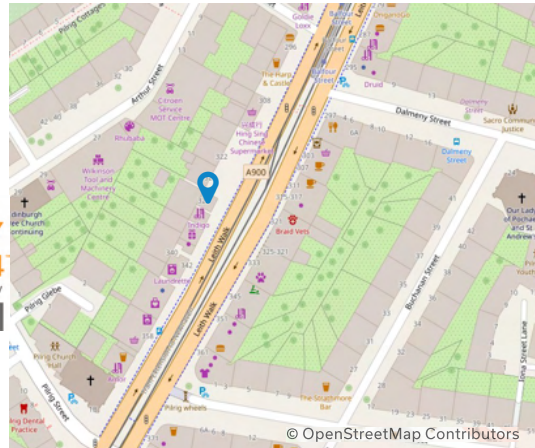
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



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VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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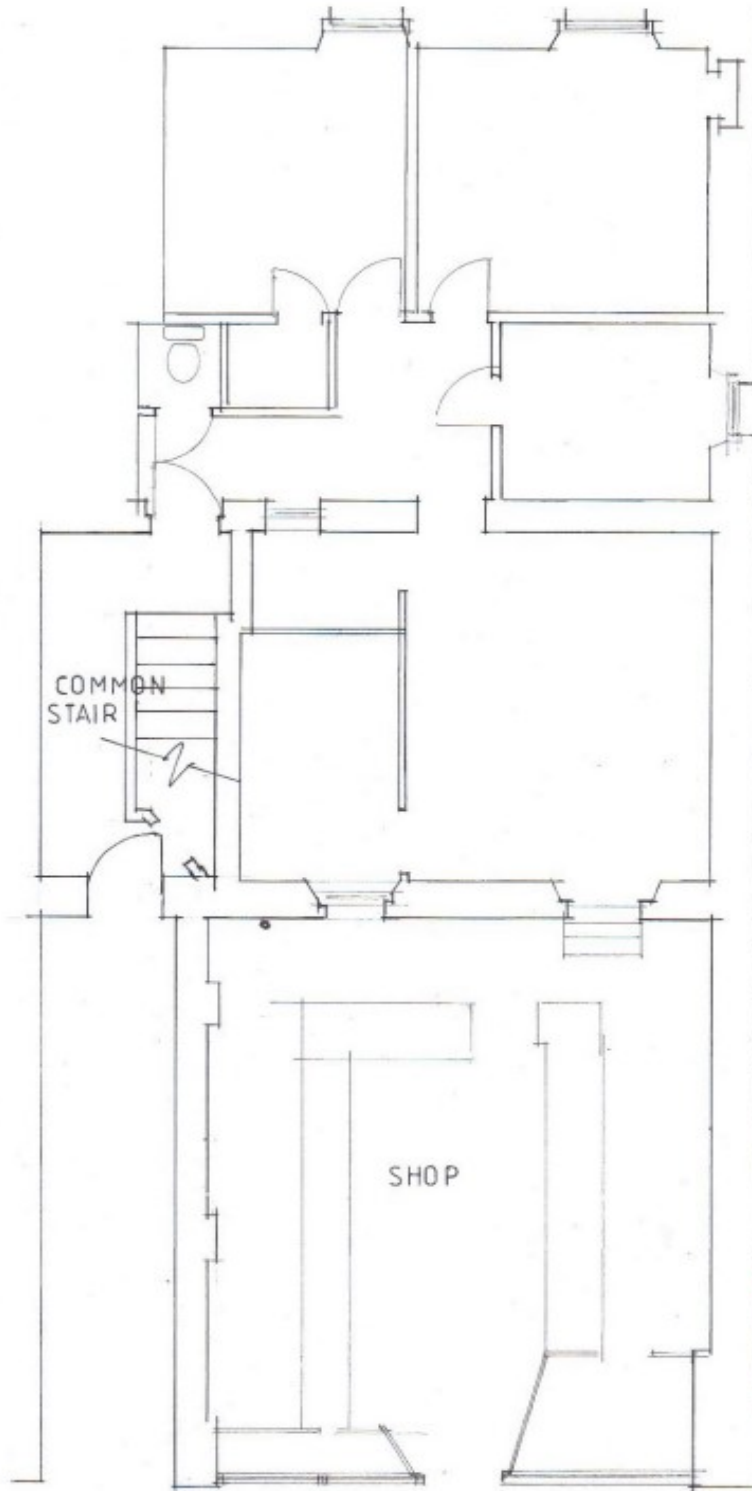
Bernadetta.Majewska@alliedsurveyorsscotland.com





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FLOOR PLAN



EXISTING LAYOUT
GROUND FLOOR PLAN

CLIENT		
PETER BANKS		
LOCATION		
328A-320 Leith Walk		
PROJECT		
Sub-divide existing shop and form self-storage dwelling		
SCALE	DATE	DWG no.
1/100	16 MAY 2017	April 17/1770/17
A - APPROVED TO PROCEED		

4/5