



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)  
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## LEASE AVAILABLE

36 Henderson Row, Edinburgh, EH3 5DN

- ✔ Health Centre/Offices in highly desirable city centre location
- ✔ Passing rent of £24,000 p.a. / Lease expiry 4th July 2023
- ✔ Qualifies for 100% rates relief (subject to tenant circumstances)

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## LOCATION

Henderson Row is situated within the New Town district of Edinburgh and is on the fringe of the highly desirable areas of Stockbridge and Inverleith.

The property is on the north side of Henderson Row and is bordered on either side by a campus of Edinburgh Academy School and the corner of Perth Street.

There is an excellent range of cafes, bars and specialist shops nearby. Metered car parking is available in the vicinity whilst there are also regular public transport links.

## DESCRIPTION

The subjects comprise the basement of a traditional, four-storey tenement with the upper floors all in residential use.

Internally, the accommodation is currently a Health Centre occupied by Balanced Physiotherapy with 6 treatment and consultation rooms arranged off a central corridor. The accommodation is immaculately presented with laminate flooring throughout, LED lighting and modern fittings.

One of the rooms is currently sub-let to Mosaic Medical and they will be remaining in occupation. Rental income will be disclosed on request.

## ACCOMMODATION

Following a recent inspection of the premises we calculate the net internal area to be approximately:

112 sq m (1,205 sq ft)

## LEASE

The property is available by way of assignment of the current lease expiring 4th July 2023.

Alternatively, the premises can be made available by way of a sub-lease. Subject to covenant the landlord is willing to consider a lease extension or grant a new lease.

## PASSING RENT

£24,000 per annum.

We are advised that VAT is not applicable

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £10,200. The uniform business rate for the current year is £0.494 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## UTILITIES

The property is served by mains gas, electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

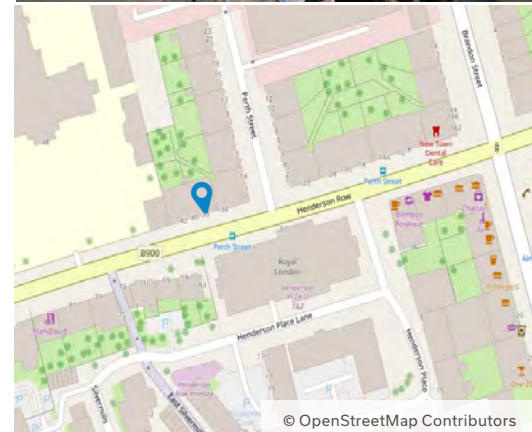
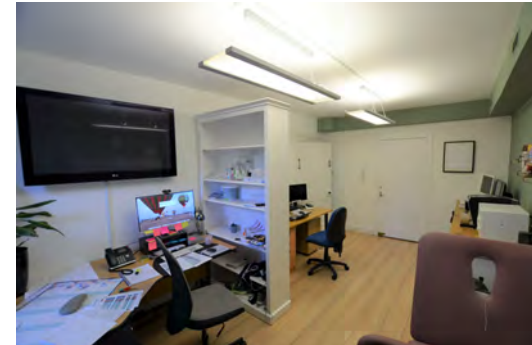
A copy of the recommendation report is available on request.

## LEGAL COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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