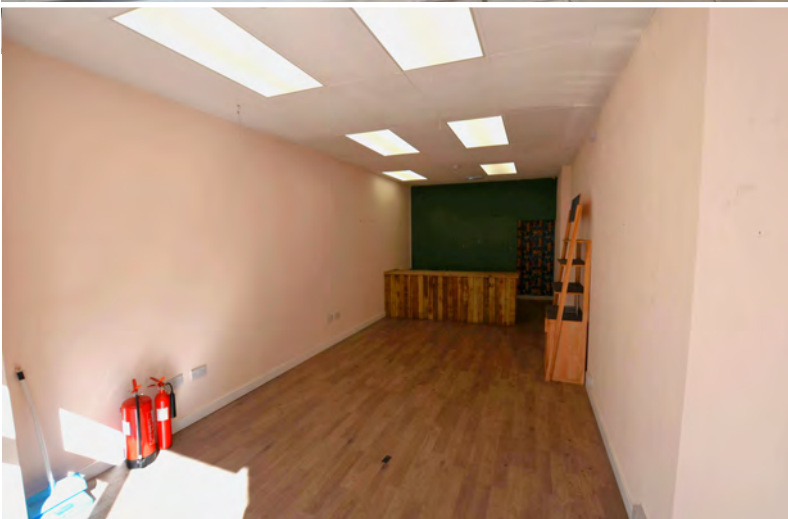




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](#)
www.alliedsurveyorsscotland.com



TO LET

18 Roseburn Terrace, Edinburgh, EH12 6AW

- ✔ Attractive, double window retail premises
- ✔ Useable basement with tea prep facility
- ✔ Benefits from high levels of passing traffic
- ✔ Situated in the sought after Roseburn area of Edinburgh
- ✔ Approximately 66 sq m (710 sq ft)

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



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LOCATION

The Roseburn area of Edinburgh sits between the West End and Murrayfield and is situated approximately 2 miles west of Princes Street.

The property is located on the north side of Roseburn Terrace between the junctions of Murrayfield Avenue to the west and West Coates Terrace to the east.

Properties on Roseburn Terrace benefit from high levels of passing traffic. The recent addition of cycle lanes and wider pavements has added to the public realm for retailers in the street.

Adjoining businesses include: 3D cakes, Connell & McFadden, Mortgage Seekers and Chapmans.

DESCRIPTION

The subjects comprise a double window retail premises arranged over ground and basement of a traditional 4-storey tenement building.

Internally, the unit is presented in good condition with painted plasterboard walls, suspended ceiling with integral LED light fittings.

The basement benefits from full head height and is usable space with a WC compartment and tea prep area located to the rear.

ACCOMMODATION

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

66 sq m (710 sq ft)

RENT

Our client is seeking rental offers of £13,500 per annum exclusive of VAT.

TERMS

The subjects are available for lease of full repairing and insuring terms for a period to be negotiated.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £10,000 effective 1st April 2023. The uniform business rate for the current year is £0.498 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 electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is F.

A copy of the recommendation report is available on request.

LEGAL COSTS

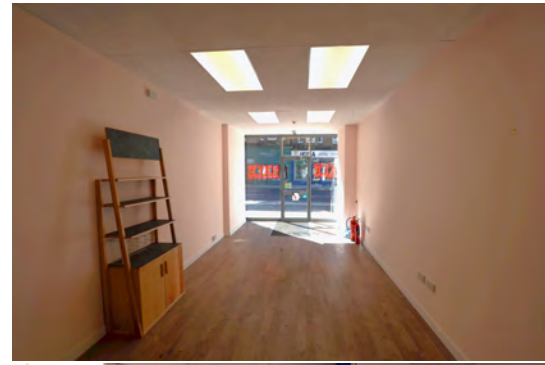
Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

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 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 formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

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

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