



6/4 BEAVERHALL ROAD
CANONMILLS
EDINBURGH



TO LET

First Floor Office
2 Rooms 860 sq. ft.

Heating Costs Fixed until 2023

LOCATION

The subjects are situated on the east side of Beaverhall Road midway between Broughton Road and Powderhall Riggs. See plan for precise location.

DESCRIPTION

The office is situated on the first floor of a three-storey brick-built office. The first floor has its own kitchen and male and female toilets and shower room.



The office has the benefit of a wood pellet fired central heating system (with gas fired backup). The landlords have confirmed the running charges for this central heating system will be fixed over the winter of 2022 and up to summer 2023.

RENTAL

Offers over **£11,000** per annum plus VAT



Energy Performance Rating / **B**

SERVICE CHARGE

The charge 2022/23 will be approximately **£2,000** which will include the heating and lighting

RATEABLE VALUE 2022/23

We have been informed by the Local Assessors Department that the property is assessed for rating purposes as follows: **£11,400**

Further information on the Rateable Value can be obtained by inserting the address into:

[Scottish Assessors \(saa.gov.uk\)](https://www.saa.gov.uk)



VIEWING AND FURTHER INFORMATION

By appointment through the letting agents Allied Surveyors Scotland Plc

Iain W Mercer BA, Assoc RICS | Tel 0131 357 4455 | 07713 626 887

Email: iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons) | Tel 0131 357 4455 | 07917 924 112

Email: Bernadetta.Majewska@alliedsurveyorsscotland.com

PROPERTY MISDESCRIPTION ACT 1991

1. The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change, we will inform all enquirers at the earliest opportunity.
2. Date of publication 1st March 2023.
3. Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.