



**ALLIED  
SURVEYORS  
SCOTLAND**

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



## TO LET

1 Constitution Street, Leith, Edinburgh, EH6 7BS

- ✔ A self-contained, main door office ready for immediate occupation
- ✔ Benefits from a glazed partitioned meeting room and private office
- ✔ Close to The Shore tram stop and wide array of local amenities
  - ✔ Potential for 100% rates relief
- ✔ Approximate Net Internal Area of 102 sq m (1,100 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 lies approximately 4 miles north-east of the city centre.

The subjects are situated on the west side of Constitution Street at its crossroad with Tower Street and Ocean Way. It forms part of a commercial parade with residential accommodation above.

Nearby occupiers include: Cameron Stephen & Co, Leith Post Office, Stephen Daltons, Family Circle Care and a branch of Natwest.

The Shore tram stop is 500-metres from the premises offering regular services to the city centre, airport and Newhaven. Metered and permit parking is available nearby.

## DESCRIPTION

The subject is arranged over ground floor of a seven-storey residential block of apartments and occupies a very prominent corner unit. It has a semi-circular frontage with 4 large display windows.

Internally, the office has been very well fitted out with a meeting room and private office constructed with opaque glass. The office has the benefit of a lowered ceiling and attractive contemporary lighting.

The subjects have the benefit of a small kitchen and WC.

## ACCOMMODATION

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

102 sq m (1,100 sq ft)

## RENT

Our client is seeking rental offers of £13,200 per annum plus VAT.

## TERMS

The premises are available on flexible 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 £9,800 effective 1st April 2023. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.498 pence in the pound.

## UTILITIES

The property is served by mains electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is E.

A copy of the recommendation report is available on request.

## ANTI-MONEY LAUNDERING

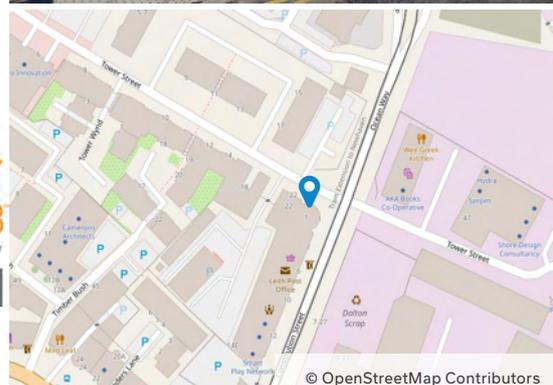
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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

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