



**ALLIED  
SURVEYORS  
SCOTLAND**

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



**TO LET**

50 Brunswick Road, Leith, Edinburgh, EH7 5PF

- ✔ Situated just off Easter Road
- ✔ Small Office available from end of April 2023
- ✔ Qualifies for 100% rates relief (subject to tenant circumstances)

Commercial Valuation | Agency | Investment Advice  
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# ALLIED SURVEYORS SCOTLAND

## LOCATION

Brunswick Road connects Leith Walk with Easter Road and is located approximately 1.5 miles north of Princes Street.

The subjects are situated on the east side of Brunswick Road close to its junction with Easter Road.

Surrounding properties are mixed residential and commercial with nearby business occupiers including Food Story Edinburgh, One Spoke Bicycle Shop and Scotmid Co-op.

## DESCRIPTION

The subjects comprise an office arranged over ground and lower ground floor of a four storey, traditional stone-built tenement with a large single window frontage.

Internally, the premises, which are generally in good order throughout, present an office with suspended ceiling, inset lighting and data trunking. There is a small kitchen/tea prep, WC and shower cubicle to the rear.

The lower ground is accessed by an open staircase to the front of the property where further office space and an element of storage is provided.

## ACCOMMODATION

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

35.02 sq m (377 sq ft)

## RENT

Offers over £7,500 per annum are sought to grant a new lease on full repairing and insuring terms (FRI).

## 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 £3,550 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 gas, electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

## ANTI-MONEY LAUNDERING

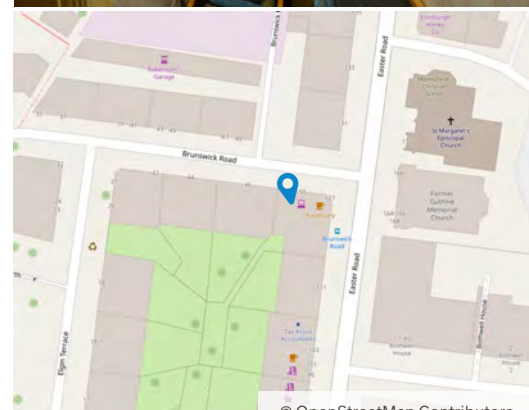
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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



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## VIEWING AND FURTHER INFORMATION

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

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