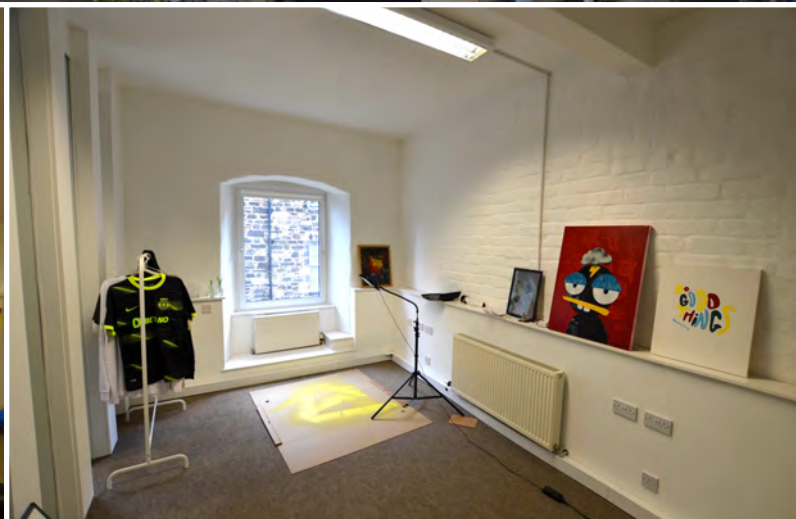




Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)

**ALLIED**  
**SURVEYORS**  
SCOTLAND



## TO LET

3 Queen Charlotte Lane, Leith, Edinburgh, EH6 6AY

- ✔ Attractive first floor office suite
- ✔ Benefits from two partitioned offices/meeting rooms
- ✔ Only a short walk from new 'The Shore' tram stop and local amenities
  - ✔ Qualifies for 100% business rates relief
  - ✔ Approximately 90.09 sq m (970 sq ft)

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





# ALLIED SURVEYORS SCOTLAND

## LOCATION

The Leith area of Edinburgh lies approximately 4 miles north of the city centre.

The subjects are situated on Queen Charlotte Lane which lies to the south of Queen Charlotte Street only a short distance from its junction with Constitution Street.

Public transport and parking is widely available and will be further enhanced with the opening of the tram extension due to open summer 2023.

## DESCRIPTION

The subjects comprise an attractive first floor office suite accessed by a spiral staircase off a contemporary entrance hallway. It forms part of a multi-tenanted, three storey and attic building of stone construction.

The accommodation provides a mixture of open plan space together with two partitioned offices and a store. The office benefits from existing CAT 5 cabling.

In addition, there is a small tea prep and a WC compartment in the suite.

## ACCOMMODATION

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

90.09 sq m (970 sq ft)

## RENT

Our client is seeking £12,000 per annum.

## LEASE TERM

The subjects are made available on the basis of a new internal repairing and insuring (IRI) lease for a term 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 100% 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 supplied by mains gas, electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D.

## LEGAL COSTS

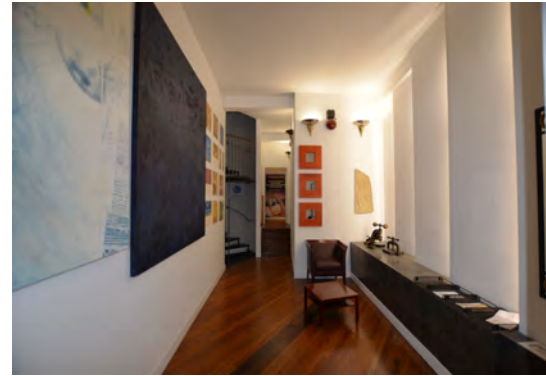
Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

## 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 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.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

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

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887  
iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons) | Tel. 0131 357 4455 | 07917 924 112  
Bernadetta.Majewska@alliedsurveyorsscotland.com

