



**ALLIED  
SURVEYORS  
SCOTLAND**

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



## TO LET

225 Leith Walk, Leith, Edinburgh, EH5 8NX

- ✔ Single window premises suitable for Class 1A uses
- ✔ Located on Leith Walk 1.5 miles north of Princes Street
  - ✔ 500 metres from Balfour Street tram stop
  - ✔ Potential for 100% rates relief
  - ✔ Approximately 73.11 sq m (787 sq ft)

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





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## LOCATION

Leith Walk is a principal commercial thoroughfare in Edinburgh city centre situated approximately 1.5 miles north of Princes Street.

The subject property is situated towards Foot of the Walk on the east side of Leith Walk close to the corner of Lorne Street.

The street has recently fully reopened following works to install an extension to Edinburgh Trams, resulting in increased footfall and passing traffic.

The nearest stop is Balfour Street which is around 500 metres from the premises.

## DESCRIPTION

The subject comprises a single window commercial premises with roller shutter forming the ground floor and basement of a four-storey tenement block.

Internally, the subjects provide a front shop with a hatch at the rear to access a basement suitable for storage. The rear shop is irregularly shaped but consists of a staff area, which could be utilised as additional storage space, with WC cubicle and kitchen.

Adjoining occupiers include: Subway, William Hill, Majestic Wine and Folly Antiques.

## ACCOMMODATION

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

73.11 sq m (787 sq ft).

## RENT

Our client is seeking rental offers over £9,000 per annum.

## LEASE TERMS

The premises are available for immediate let on full repairing and insuring (FRI) terms for a period to be negotiated.

## 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 £7,300 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 served by mains 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

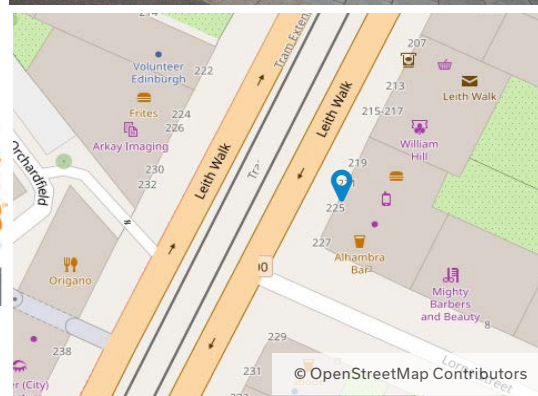
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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



## VIEWING AND FURTHER INFORMATION

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

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887  
[iain.mercer@alliedsurveyorsscotland.com](mailto:iain.mercer@alliedsurveyorsscotland.com)

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

