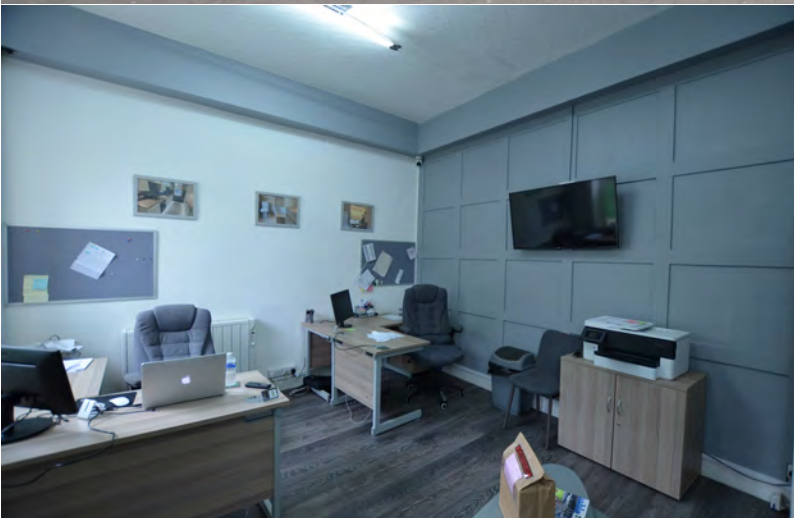




**ALLIED
SURVEYORS
SCOTLAND**

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



TO LET

91 Portobello High Street, Portobello, Edinburgh, EH15 1AL

- ✔ Commercial premises suitable for Class 1A use.
- ✔ Double-windowed with useful basement for storage space
- ✔ Approximate Net Internal Area 43.02 sq m (463 sq ft)

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



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LOCATION

Portobello is a highly sought-after suburb of Edinburgh located approximately 4 miles east of the city centre. Its popular promenade and beach ensure the area enjoys regular visitors who are also attracted to the high street's mix of independent boutiques and national retailers.

The subjects are situated on the north side of Portobello High Street in between Adelphi Grove and Adelphi Place. The area is mixed commercial and residential with car parking widely available and regular public transport links.

Adjoining commercial occupiers to the premises include: Anna Thai Take Away, Stanbul-Burgers, St. Clair's Tattoo and Wide Flower.

DESCRIPTION

The subjects comprise a double windowed commercial premises suitable for Class 1A uses and is arranged over ground and basement with flats to the upper levels. It benefits from a double frontage and forms part of a four-storey building.

The premises comprise an open plan office space with a WC to the rear at the ground floor level. At the right-hand side corner there is a staircase which leads to a useful basement ideal for storage purposes or office space.

The subjects are in immaculate condition throughout. The main area has a plasterboard ceiling with laminate floor coverings and painted plastered wall finishing.

ACCOMMODATION

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

43.02sq m (463sq ft)

RENT

Our client is seeking offers over £7,500 per annum, exclusive of Vat.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is G.

A copy of the recommendation report is available on request.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £3,000 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 served by mains electricity and water.

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

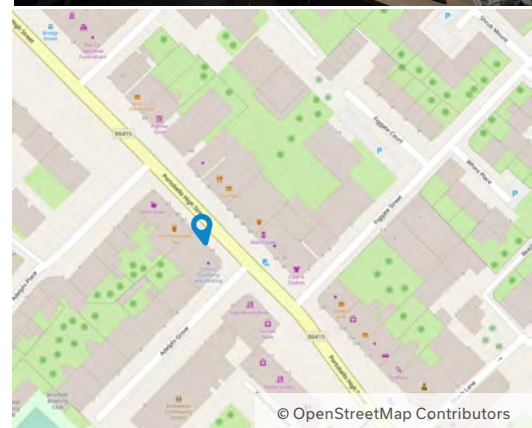
By appointment through the sole letting agents Allied Surveyors Scotland plc.

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