



**ALLIED**  
**SURVEYORS**  
SCOTLAND

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[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## TO LET

2 Commercial Street, Leith, Edinburgh, EH6 6PJ

- ✔ Attractive first floor offices within an imposing B-listed building
  - ✔ Superb views over Water of Leith and The Shore
  - ✔ Close to a wide range of cafes, bars and restaurants
    - ✔ Short walk from 'The Shore' tram stop
  - ✔ Approximate Net Internal Area of 71.85 sq m (773 sq ft)

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





# ALLIED SURVEYORS SCOTLAND

## LOCATION

Commercial Street is located in Edinburgh's Leith district approximately 4 miles north-east of Edinburgh city centre. Specifically, it is situated in a popular area known as 'The Shore' which enjoys excellent transport connectivity and a wide range of local amenities.

The subjects are contained within an imposing category-B listed building situated on the south side of Commercial Street directly opposite Custom House.

The nearest tram stop is The Shore – a 5 minute walk away – whilst metered parking is available on surrounding streets.

There is a range of cafes, bars and restaurants nearby such as Pizza Geeks, Relish and Victor Hugo Deli whilst office occupiers in the building include: Gilded Balloon, Unique Events and Digital Boutique.

## DESCRIPTION

The subjects comprise of three office spaces situated on the first floor of a four-storey and attic block with a mixture of café, retail and restaurant units on the ground floor.

Internally, the accommodation benefits from high ceilings, cornicing and 7 large sash and case windows providing plenty of natural light and superb views over the Water of Leith.

Flooring is laminate with perimeter data trunking, a small tea prep and WC just off the entrance area.

## ACCOMMODATION

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

71.85 sq m (771 sq ft)

## RENT

Our client is seeking rent offers over £9,000 per annum to grant a License to Occupy.

## TERMS

The premises are available for immediate occupation on a License to Occupy basis with internal repairing and insuring liability. The incoming tenant will be liable for a share of internal repairs regarding the stairs and factoring costs of 4.67% of the overall yearly charge of the building.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects are listed as (1F10) 2 Commercial Street and have a Rateable Value of £8,700 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 gas, electricity and water with the utility costs shared with the adjoining tenant and split on an apportionment basis. The tenant is also responsible for their own unmetered water/waste charges.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D.

A copy of the recommendation report is available on request.

## ANTI-MONEY LAUNDERING

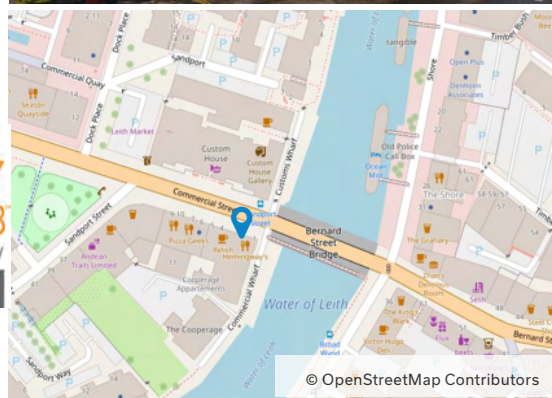
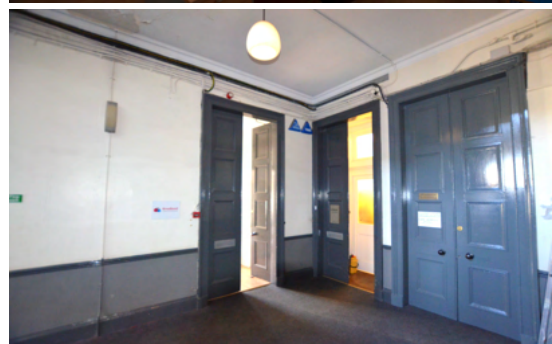
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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