



**ALLIED
SURVEYORS
SCOTLAND**

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



TO LET

101-103 Saughtonhall Drive, Edinburgh, EH12 5TS

- ✔ Attractive, double window premises suitable for Class 1A uses
 - ✔ Situated in the exclusive area of Murrayfield
 - ✔ Benefits from high levels of passing traffic
 - ✔ 5-minute walk from Balgreen tram stop
 - ✔ 80.3 sq m (864 sq ft)

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



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LOCATION

The Murrayfield area of Edinburgh sits between the West End and Corstorphine and is situated approximately 3 miles west of Princes Street.

The subject is located at the corner of Saughtonhall Avenue where it meets Saughtonhall Drive in a desirable residential area only a short distance from Murrayfield Stadium.

Non-metered car parking is available in surrounding streets and the Balgreen tram stop is a 5- minute walk from the property.

Commercial occupiers in the area include: Scotmid, Excel Plumbing and Heating and Edinburgh Self Storage.

DESCRIPTION

The property is arranged over ground floor forming part of a two storey and attic building contained beneath a pitched slate roof.

The subject is currently arranged as a hair salon with 8 chairs and 2 wash basins. It benefits from two large display windows facing Saughtonhall Drive.

Off the main salon area is a beauty treatment room, store, WC and kitchen.

ACCOMMODATION

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

80.3 sq m (864 sq ft)

RENT

Our client is seeking rental offers of £15,000 per annum exclusive of VAT.

TERMS

The subjects are available for lease of full repairing and insuring terms for a period to be negotiated.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £9,100 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 E.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

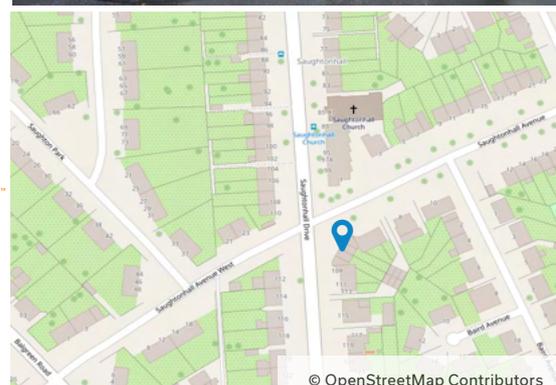
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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



VIEWING AND FURTHER INFORMATION

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

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SCOTTISH PROPERTY AWARDS 2024
Commercial and Public Property

FINALIST