



**ALLIED
SURVEYORS
SCOTLAND**

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



TO LET

15 Academy Street, Leith, Edinburgh, EH6 7EE

- ✔ Rarely available hard standing surfaced yard
- ✔ Secured by large metal gates with direct access from Academy Street
 - ✔ Immediate entry available on a License to Occupy
- ✔ Suitable for 100% rates relief under Small Business Bonus Scheme
 - ✔ Extends to approximately 292.6 sq m (3,149 sq ft)

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



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LOCATION

The Leith area of Edinburgh is located approximately 4 miles to the north-east of the city centre and enjoys good transport links.

The property is located on Academy Street, a short stretch of road leading to Wellington Place, accessed from Duke Street.

Nearby commercial occupiers include Leith Dockers Club, Thistle Decorators and The Lioness of Leith.

DESCRIPTION

The subjects comprise a small and regular shaped yard serviced directly off Academy Street with access by large metal gates incorporating a pedestrian gate.

The yard is surrounded on three sides by stone and brick walls and is hard standing pavements throughout. Whilst the ground is level it is not completely flat due to some raised areas.

There is a small building to the front of the site which is currently unused and not accessible.

ACCOMMODATION

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

292.6 sq m (3,149 sq ft)

RENT

Our client is seeking £175 per week (£9,100 per annum) to grant a License to Occupy.

TERMS

The subjects are available for lease on a License to Occupy 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 £3,950 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.

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

The subjects are made available by way of a License to Occupy provided to the ingoing tenant by the landlord.

ENTRY

Immediate entry is available on completion of a License to Occupy.



VIEWING AND FURTHER INFORMATION

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

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