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SCOTLAND**

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TO LET

La Belle Esperance, Water of Leith, Leith, Edinburgh, EH6 6QW

- ✔ Unique, floating office in Leith's popular Shore area
- ✔ Adjacent to a wide range of cafes, bars and restaurants
 - ✔ Short walk from 'The Shore' tram stop
- ✔ Up to 2 car parking spaces available (extra rent applicable)
- ✔ Approximate Net Internal Area of 51.76 sq m (557 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

La Belle Esperance barge is situated in the outer basin of The Water of Leith approximately 4 miles north-east of Edinburgh city centre.

The quayside to which the barge is moored is at the corner of Tower Street and Shore with the Malmaison Hotel to the north and Bernard Street bridge to the south.

The nearest tram stop is The Shore only a 5-minute walk away whilst metered parking and other public transport is available on surrounding streets.

Amenities are plentiful with a range of cafes, bars and restaurants nearby. Commercial occupiers nearby include The Leith Agency, George Brown and Sons, Sustainable Marine and Three Brand.

DESCRIPTION

The subjects comprise an architecturally designed and built barge boat which has been configured as two floating office spaces.

The larger office to the rear is occupied whilst the office to the front is available. It benefits from its own access from the quayside via an electric drawbridge.

The available office is split between the wheelhouse, extending to approximately 159 sq ft, and a single office of approximately 398 sq ft. The accommodation is double glazed and has the benefit of its own kitchen and WC with shower.

ACCOMMODATION

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

51.76 sq m (557 sq ft)

RENT

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

CAR PARKING

Up to 2 car parking spaces can be made available at a rate of £2,000 per annum per space.

TERMS

The premises are available for immediate occupation on a License to Occupy basis with internal repairing and insuring liability.

RATEABLE VALUE

The barge/office does not attract rates but the mooring/quayside does. According to the Scottish Assessor's website the subjects have a Rateable Value of £10,500 effective 1st April 2023 inclusive of car parking spaces. The Assessor will be asked for an apportionment split as the mooring is shared with the adjacent office.

The level of rateable value falls below the threshold for rates and as such a tenant should qualify for 100% rates relief.

UTILITIES/SERVICE CHARGE

The incoming tenant will be liable for 39.53% of total electric and water/waste costs.

Service Charges are 17% of the barge rent arising and cover barge maintenance, repairs of utilities, insurance, fire testing and window cleaning. The parking, if taken, has no service charge.

ANTI-MONEY LAUNDERING

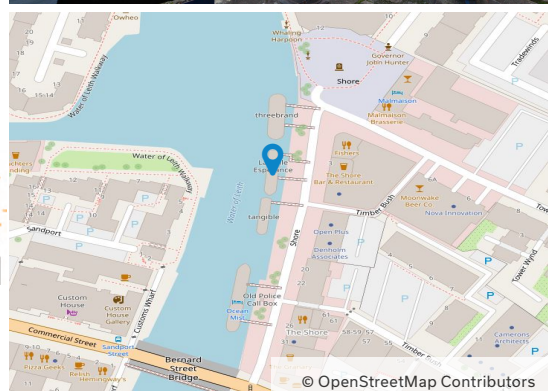
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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



VIEWING AND FURTHER INFORMATION

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

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