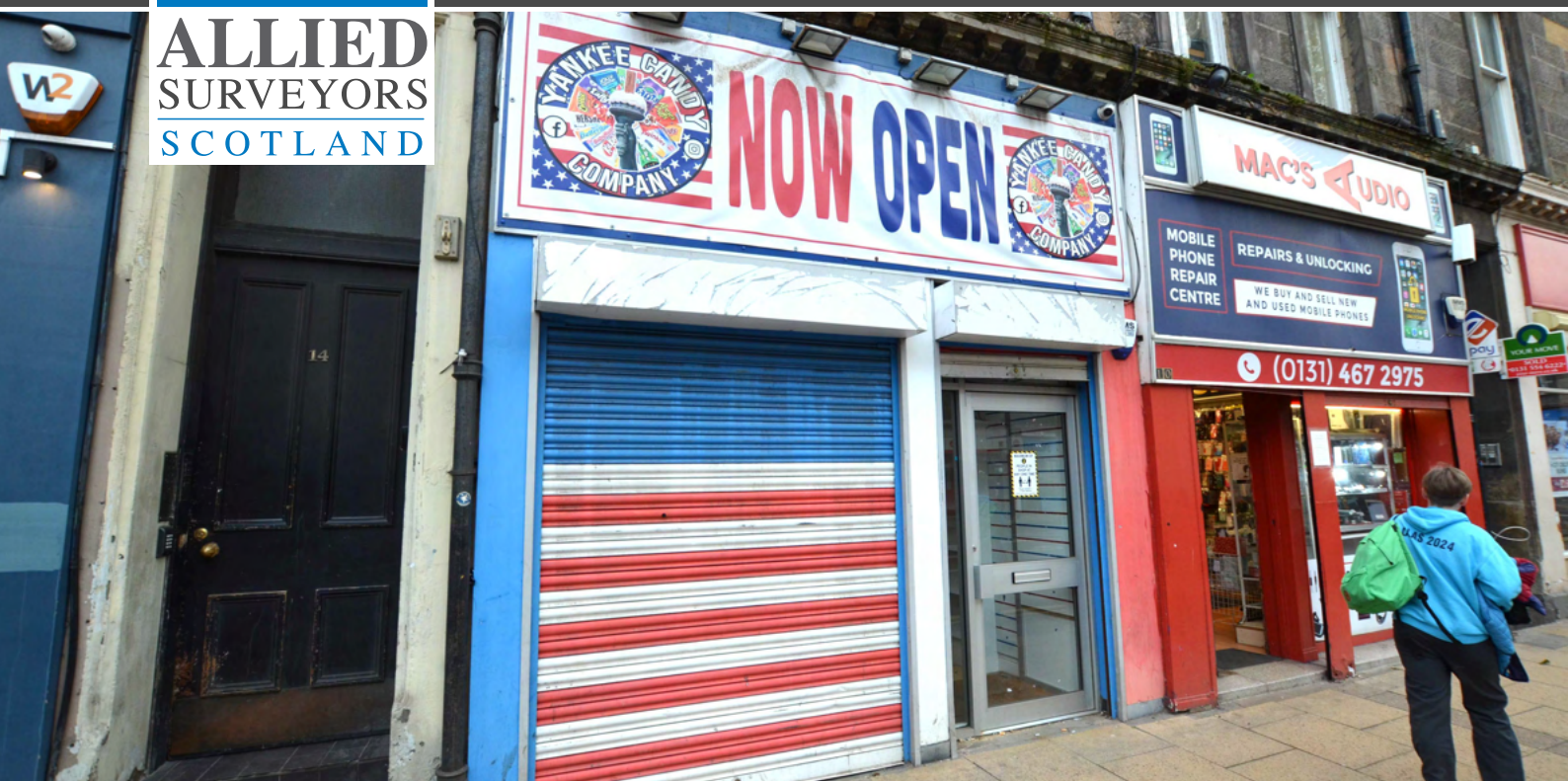




**ALLIED  
SURVEYORS  
SCOTLAND**

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



## TO LET/MAY SELL

12 Great Junction Street, Edinburgh, EH6 5LA

- ✔ Single windowed retail premises in busy shopping thoroughfare
- ✔ Situated on the north side of Great Junction Street close to Leith Walk
  - ✔ Suitable for uses compliant with Class 1A
  - ✔ Immediate entry available
- ✔ Approximate Net Internal Area of 64.10 sq m (690 sq ft)

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





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## LOCATION

Great Junction Street is a principal thoroughfare located just off Leith Walk approximately 1.5 miles north of Princes Street.

The property is located on the north side of Great Junction Street in a parade of similar units between Constitution Street and Henderson Street.

Public transport is widely available nearby with the nearest tram stop at Foot of the Walk.

Nearby commercial occupiers include Guido's Fish and Chips, Mac's Audio, Baynes the Bakers, and Leith Pharmacy.

## DESCRIPTION

The subjects comprise a single windowed retail premises with an aluminum framed frontage protected by roller shutter security screens. It forms the ground and basement of a traditional four storey and attic tenement building.

Internally, the main sales area is open plan with a laminate floor covering and benefitting from a high ceiling incorporating a cornice style effect.

The back shop provides a staff area with small kitchen and toilet compartment off to the side.

Access to the basement is via a floor hatch to the rear of the main shop area.

## ACCOMMODATION

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

64.10 sq m (690 sq ft)

## RENT

Our client is seeking rental offers over £12,500 per annum to grant a new lease.

Alternatively, our client will consider selling the property with a price quoted on application.

## LEASE

The property is available for let on full repairing and insuring terms for a period to be agreed.

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £7,000 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.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is rated G.

A copy of the recommendation report is available on request.

## ANTI-MONEY LAUNDERING

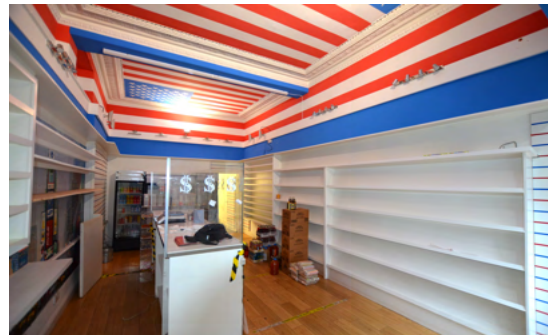
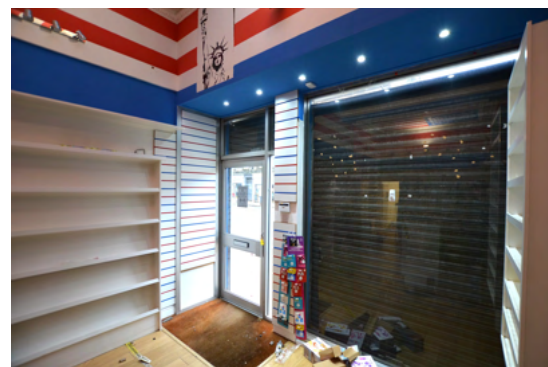
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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

## 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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