



**ALLIED
SURVEYORS
SCOTLAND**

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www.alliedsurveyorsscotland.com



TO LET

14 Torphichen Place, Edinburgh, EH3 8DU

- ✔ Self-contained office premises in Edinburgh's Haymarket district
- ✔ Situated a short walk from Haymarket station, West End and amenities
 - ✔ Suitable for uses compliant with Class 1A
- ✔ Immediate entry available (subject to renunciation of existing lease)
 - ✔ Approximate net internal area of 54 sq m (581 sq ft)

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



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LOCATION

Torphichen Place is situated in Edinburgh's Haymarket area approximately 0.5 miles west of Princes Street and the West End.

The property is located on the west side of Torphichen Place close to its junction with Morrison Street and directly opposite Dewar Place Lane.

Nearby occupiers include Malone's, Mad Hatter, Buerapa Thai restaurant, The Chiropractic Clinic and Police Scotland's West End station.

DESCRIPTION

The subjects comprise a single windowed office premises with extension to the rear. It is arranged over ground floor and forming part of a four-storey tenement.

The accommodation consists of an open plan office to the front benefitting from the large display window, a mid-office with tea prep and WC to the side and a meeting room to the rear.

Data is provided by wall mounted ports with Cat5 cabling. Heating is by wall mounted electric on painted plasterboard walls with carpet tile floor coverings. There is also a burglar alarm.

ACCOMMODATION

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

54 sq m (581 sq ft)

RENT

Our client is seeking rental offers over £14,000 per annum to grant a new lease.

LEASE TERMS

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

The premises are currently under lease to Prostate Scotland until August 2024, however the tenant has vacated so early entry can be provided subject to renunciation of existing lease.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,100 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 electricity and water with separate meters for each supply.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is **G**.

A copy of the recommendation report can be provided on request.

ANTI-MONEY LAUNDERING

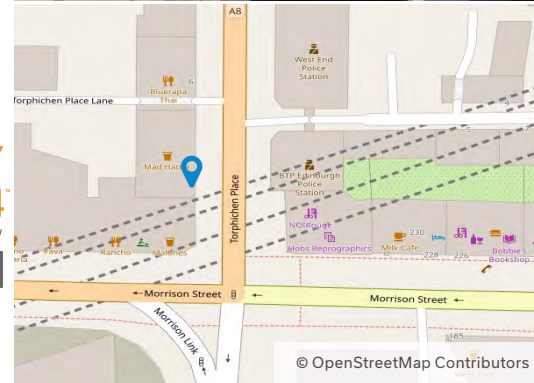
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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