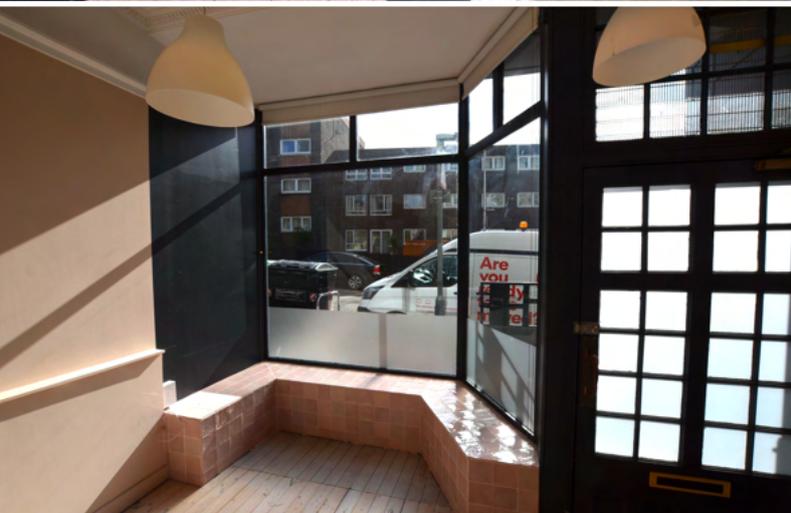




**ALLIED  
SURVEYORS  
SCOTLAND**

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[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



**TO LET**

9 Tolbooth Wynd, The Shore, Leith, Edinburgh, EH6 6HD

- ✔ Attractive office premises with a large useable basement
- ✔ Available for immediate entry on a flexible sub-lease basis
  - ✔ Close to a wide range of cafes, bars and restaurants
  - ✔ Only 5 minutes' walk from The Shore tram stop
- ✔ Approximate Net Internal Area of 86.21 sq m (928 sq ft)

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



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## LOCATION

The Shore area of Leith is located approximately 4 miles to north-east Edinburgh city centre. It is a highly popular and diverse commercial and residential district.

The subjects are located on the north side of Tolbooth Wynd close to its junction with Shore and Henderson Street.

Locals and tourists are attracted to the eclectic range of bars, restaurants and cafes which include: Martin Wishart, Victor Hugo, Toast and Mimi's Bakehouse.

Metered parking is available only a short walk from the property whilst the area is well served by bus and tram transport connections.

## DESCRIPTION

The subjects comprise an attractive office premises arranged over ground floor and basement of a four-storey tenement building.

Internally, the premises benefit from a large display window providing plenty of natural light. The space is open plan with hardwood flooring, white painted walls and a high ceiling giving a bright and airy feel. Lighting is provided by ceiling mounted pendants.

At the rear of the unit is a kitchen and WC with a floor hatch providing access to the basement. The basement provides a large, dry area with full head height suitable for storage.

## ACCOMMODATION

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

Ground Floor	36.42	392 sq ft
Basement	49.52	533 sq ft
Total	86.21 sq m	928 sq ft

## RENT

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

## TERMS

The subjects are available on a sub-lease basis from Tap Architects who occupy 7 Tolbooth Wynd.

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects are listed as 7-9 Tolbooth Wynd with a Rateable Value of £9,000 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 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. The cost of utilities will be shared with Tap Architects occupy the adjacent premises.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D.

A copy of the recommendation report is available on request.

## ANTI-MONEY LAUNDERING

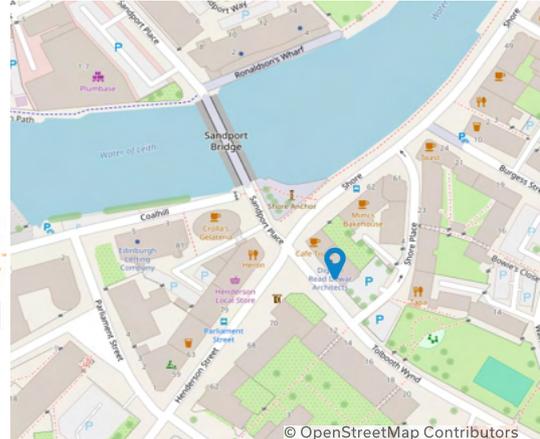
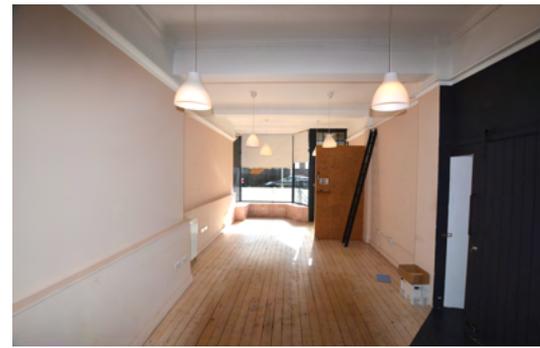
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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

## ENTRY

Upon completion of a formal missive under Scots Law.



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## VIEWING AND FURTHER INFORMATION

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

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887

[iain.mercer@alliedsurveyorsscotland.com](mailto:iain.mercer@alliedsurveyorsscotland.com)

Bernadetta Majewska BSc (Hons), MRICS | Tel. 0131 357 4455 | 07917 924 112

[Bernadetta.Majewska@alliedsurveyorsscotland.com](mailto:Bernadetta.Majewska@alliedsurveyorsscotland.com)

