



**ALLIED  
SURVEYORS  
SCOTLAND**

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



## TO LET

6/2 Beaverhall Road, Canonmills, Edinburgh, EH7 4JE

- ✔ Open plan office accommodation available on flexible terms
- ✔ Located in Canonmills district approximately 3 miles north-east of Princes Street
- ✔ Benefits from air conditioning and a renewable energy wood pellet heating system
  - ✔ Qualifies for 100% rates relief
- ✔ Approximately 76.47 sq m (823 sq ft)

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





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## LOCATION

The Canonmills area of Edinburgh is approximately 3 miles north-east of Princes Street.

The property, located in a mixed commercial and residential area, is situated on the east side of Beaverhall Road at the corner of Dunedin Street. Metered parking is available outside with public transport available on nearby Broughton Road.

For staff amenities there is a large Tesco supermarket within a short distance as well as numerous cafes on Broughton Road.

Nearby commercial occupiers include: Gayfield Design, Yoga Alliance, Dunedin Builders Merchants and Cold Town Beer.

## DESCRIPTION

The subject forms the ground floor of a three-storey building easily identified by its red blockwork and brown coloured metal cladding.

The premises provides open plan office accommodation with a suspended ceiling, inlay LED light fittings and a newly carpeted timber raised floor. There are four floor boxes with additional data ports situated around the perimeter.

The suite benefits from its own small tea prep area and air conditioning. Toilet facilities are shared and located in the nearby common areas. There are two parking spaces available with the accommodation.

## ACCOMMODATION

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

76.47 sq m (823 sq ft)

## RENT AND SERVICE CHARGE

Our client is seeking rental offers of £10,500 per annum to grant a new lease.

The service charge for 2024/2025 is estimated at £3.20 per sq ft and will include heating and lighting.

## UTILITIES

The tenant is liable for their own electricity consumption. Water charges are included in the service charge.

## LEASE TERMS

The premises are available for let on flexible lease terms for a period to be negotiated.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £9,600 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.

The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

## ANTI-MONEY LAUNDERING

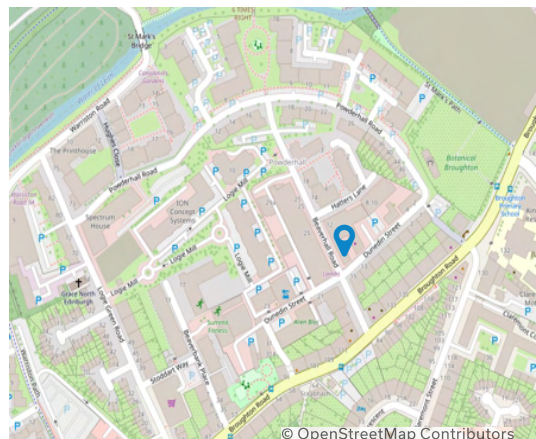
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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

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