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SCOTLAND**

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TO LET

32 (1F) Bernard Street, Leith, Edinburgh, EH6 6PR

- ✔ First floor office within a traditional B-listed townhouse
- ✔ Available from 1st November 2024 on flexible terms
- ✔ Situated close to a wide range of cafes, bars and restaurants
 - ✔ Short walk from 'The Shore' tram stop
- ✔ Approximate Net Internal Area of 71.37 sq m (768 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

Bernard Street is located in Edinburgh's Leith district approximately 4 miles north-east of Edinburgh city centre. Specifically, it is situated in a popular area known as 'The Shore' which enjoys excellent transport connectivity and a wide range of local amenities.

The subjects are located on the north side of the street at the corner of Timber Bush and within 200 yards of The Shore tram stop. Metered parking is available on surrounding streets and local bus connections are widely available.

Nearby commercial occupiers include: Equal Recognition Campaign, Beveridge Philp & Ross Boombarkers and Mintleaf Indian.

DESCRIPTION

The subjects comprise an office premises arranged over first floor of a four storey and attic B-listed stone-built townhouse.

The office is accessed from a common stairwell and provides three office rooms with a separate staff room/kitchen and store.

The offices, overlooking Bernard Street and Timber Bush, are east facing and benefit from large sash and case windows providing plenty of natural light.

The toilet facilities are located in the basement.

ACCOMMODATION

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

71.34 sq m (768 sq ft)

RENT

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

TERMS

The premises are available for occupation from 1st November 2024 on a License to Occupy basis with internal repairing and insuring liability.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects are listed have a Rateable Value of £6,700 effective 1st April 2023. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The property is served by mains gas, electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is C.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

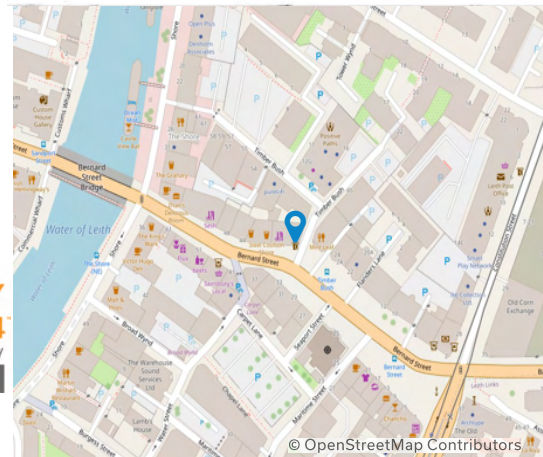
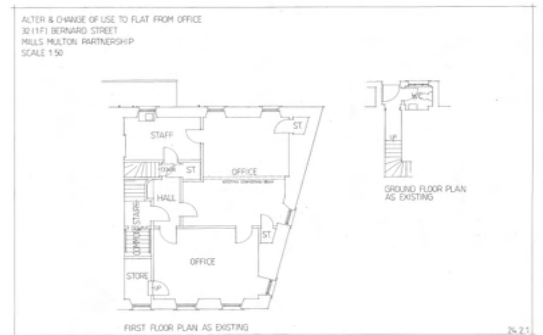
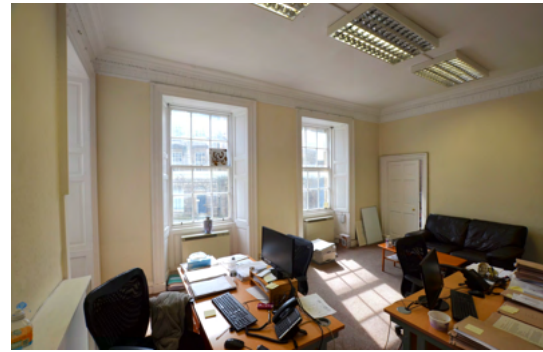
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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

It is proposed that a License to Occupy will be granted with the incoming tenant responsible for the landlord's costs in producing the documentation.

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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