



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 ✕ @AlliedEdinburgh
www.alliedsurveyorsscotland.com



TO LET/MAY SELL

134 Calton Road, Holyrood, Edinburgh, EH8 8JQ

- ✔ Self-contained, modern office premises with two parking spaces
- ✔ Open plan office space arranged over ground and first floors
- ✔ Prominent roadside position on the south side of Calton Road
- ✔ 5 minutes from Edinburgh Waverley and other transport connections
- ✔ Extends to an approximate Net Internal Area of 122.47 m² (1,318 sq ft)

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



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LOCATION

Calton Road is located in the Holyrood district of Edinburgh city centre, approximately 1 mile east of Princes Street and only a short distance from the city's historic Old Town.

The subject is located on the south side of the street adjacent to Campbell's Close and set around a central and shared courtyard.

The immediate area is mixed residential and commercial and benefits from good public transport connectivity with rail, bus and tram links nearby.

On street metered parking is available on Calton Road.

DESCRIPTION

The subjects are arranged over ground and first floors of a two-storey building. The premises form part of a larger mixed-use development with a residential block situated to the rear.

The subjects comprise a self-contained office with main door access leading to an open plan office with kitchen and WC facilities to the rear. An internal staircase leads to an open plan first floor with a pitched ceiling arrangement and suspended LED fittings.

The premises is well-presented throughout with carpet tile floor coverings, perimeter data trunking and LED lighting. The ground floor benefits from three large patio style openings facing a shared courtyard.

The property benefits from one clear and one tandem parking space located in a secure covered car park to the rear of the building.

ACCOMMODATION

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

122.47 m² (1,318 sq ft)

RENT

Our client is seeking rental offers over £23,000 per annum.

The approximate maintenance costs for the property is between £180-£200 per quarter.

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

Bernadetta Majewska BSc (Hons), MRICS | Tel. 0131 357 4455 | 07511 499 420

Bernadetta.Majewska@alliedsurveyorsscotland.com

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PRICE

Offers Over £350,000 are invited for our client's heritable interests in the subjects.

VAT

VAT is not applicable to the purchase price or rent.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D.

TERMS

The property is made available on full repairing and insuring lease terms.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £21,000 effective 1st April 2023.

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.

UTILITIES

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

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.

