



**ALLIED
SURVEYORS
SCOTLAND**

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TO LET

22 & (1F) 22 Laurie Street, Leith, Edinburgh, EH6 7AB

- ✔ Ground and first floor office premises
- ✔ Available with two tandem car parking spaces in a secure pend
- ✔ Two minutes from Foot of the Walk tram stop
- ✔ Available for entry on a flexible License to Occupy
- ✔ From 82.03 sq m (883 sq ft) to 184.13 sq m (1,982 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

The Leith area of Edinburgh lies approximately 3 miles north of Princes Street in the city centre.

Laurie Street is situated at the southern end of Constitution Street, connecting Leith Walk with the Shore, but is accessed from Academy Street. The property itself is located on the south side of Laurie Street and is set back from the road behind a parking pend which fronts the property.

Nearby occupiers include Leith Victoria AAC, Leith Dockers Club and various retailers at the nearby Newkirkgate Shopping Centre.

The area is well served by public transport with the Foot of the Walk tram stop only two minutes' walk from the property.

Metered car parking is available in the vicinity.

DESCRIPTION

The subjects comprise office premises arranged over ground and first floors contained within a B-listed building of stone construction beneath a pitched and tiled roof. The property is a two-storey extension connected to a villa at 161 Constitution Street.

The ground floor office, accessed off an entrance hallway shared with the first floor, provides a mixture of cellular and open plan accommodation with kitchen, stores and WCs.

The first floor office provides open plan space across three areas with carpet floor coverings, data ports, and a small kitchenette. The ceiling is combed throughout with velux window openings.

There are two car parking spaces available in a tandem arrangement with a wheelchair lift from the car park to the office entrance.

ACCOMMODATION

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

Floor	Section	Sq M	Sq FT
22 Laurie Street	Ground Floor	82.03	883
(1F1) 22 Laurie Street	First Floor	102	1,099
Total Net Internal Area		184.13	1,982

TERMS

The premises are available for lease on flexible occupational license terms for a period to be agreed.

RENT

Our client is seeking rental offers of £22,000 per annum to grant a new Lease or License to Occupy. Consideration will be given to leasing the floors on an individual basis with a rent quoted on application.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have two entries with rateable values of £15,600 for 22 Laurie Street and £10,200 for (1F) 22 Laurie Street. The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/2025. For properties with an 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. Apportionments for each utility are made with the adjoining occupiers. Further details are available on request.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

A copy of the recommendation report is available on request.

LEGAL COSTS

Each party will meet their own costs with the ingoing tenant liable to pay a fee for the preparation of the License to Occupy.

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 will meet their own costs with the ingoing tenant liable to pay a fee for Registration Dues and LBTT.

ENTRY

Upon completion of a Lease or License to Occupy.



VIEWING AND FURTHER INFORMATION

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

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