



**ALLIED
SURVEYORS
SCOTLAND**

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



TO LET

19-21 Arthur Street, Leith, Edinburgh, EH6 5DA

- ✔ Two distinct studio spaces suitable for dance/fitness/performance use
- ✔ Immediately available either as a single let or as individual units
- ✔ Situated just off Leith Walk close to a wide range of amenities
 - ✔ From 127 sq m (1,369 sq ft) to 348 sq m (3,744 sq ft)

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



ALLIED SURVEYORS SCOTLAND

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

LOCATION

Arthur Street is located in the Leith district of Edinburgh only a short distance from Leith Walk and less than 1 mile from the city centre. The entrance to Arthur Street is virtually opposite Dalmeny Street but it can also be accessed from Pilrig Street.

The subjects form part of a large commercial block bordered on either side by modern residential developments. Leith Walk provides a wide range of amenities including cafes, bars, restaurants and hot food takeaways.

Public transport is widely available in the locality with car parking available on surrounding streets. Balfour Street is the nearest tram stop and is only a short distance away.

DESCRIPTION

The subjects comprise two separate studio spaces situated at first floor level arranged on either side of a main entrance stairwell. A car garage/MOT centre is situated beneath the studios.

Studio 1, to the left of the stairwell, provides an open plan studio with modern LED lighting and a mezzanine area. There are two store areas and a small WC. There's sufficient space for potentially installing a seating area and stage - UNDER OFFER

Studio 2, meanwhile, provides excellent space for a dance/fitness/yoga studio with full height mirrors running the length of the room. The space also benefits from a changing room, store and male and female WC facilities.

ACCOMMODATION

According to our measurement survey the subjects comprise the following approximate net internal areas:

Studio 1: 220 sq m (2,375 sq ft) (including mezzanine) - UNDER OFFER

Studio 2: 127 sq m (1,369 sq ft)

RENT

Our client is seeking £23,750 per annum and £16,500 per annum for Studio 1 and Studio 2 respectively on a lease term to be negotiated.

Consideration to a single let of both spaces will be considered.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects at 19 (1F) and 21 (1F) have Rateable Values of £9,800 and £8,900 respectively effective 1st April 2023. The uniform business rate for the current year is £0.494 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.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the properties is 'E'.

UTILITIES

The property is served by mains electricity and water.

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

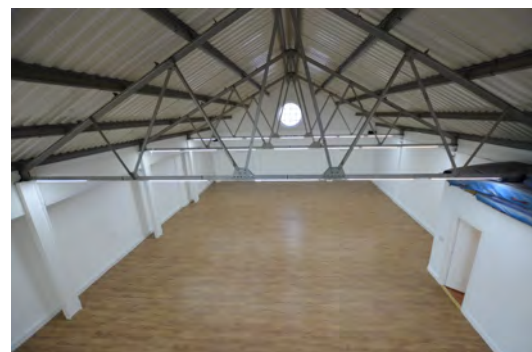
By contacting either of the sole letting agents: Allied Surveyors Scotland Ltd.

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

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska Bsc (Hons), MRICS | 0131 357 4455 | 07511 499 420

bernadetta.majewska@alliedsurveyorsscotland.com



© OpenStreetMap Contributors