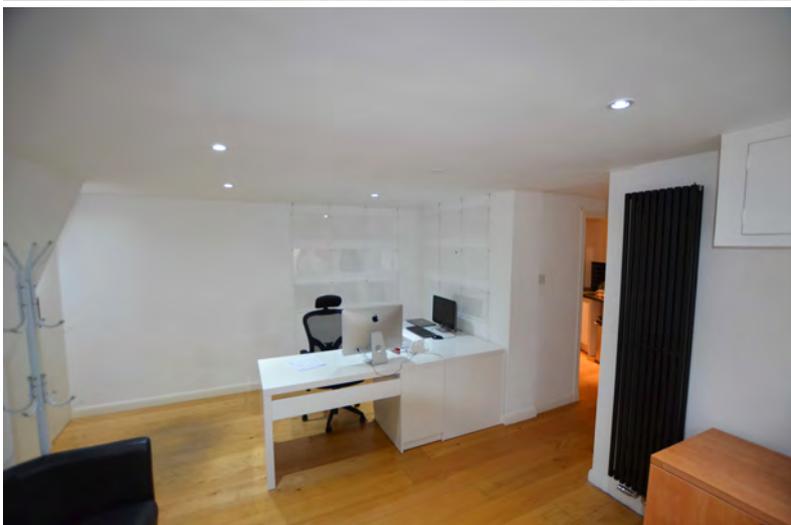




Tel. 0131 357 4455 [@AlliedEdinburgh](#)
www.alliedsurveyorsscotland.com

**ALLIED
SURVEYORS
SCOTLAND**



TO LET

250/4 Queensferry Road, Blackhall Court, Blackhall, Edinburgh, EH4 2BP

- ✔ Contemporary office premises in Edinburgh's affluent Blackhall district
- ✔ Immaculately presented with its own main door entrance
- ✔ Forms part of a small commercial development called Blackhall Court
- ✔ Qualifies for 100% rates relief
- ✔ Extends to an approximate net internal 50.71 sq m (545 sq ft)

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



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LOCATION

The subjects are located in the Blackhall area of Edinburgh approximately 2.5 miles west of the city centre.

Blackhall Court is situated on the north side of Queensferry Road, a principal route in and out of the city centre, just before it connects with Hillview.

The location provides excellent amenities with a variety of cafes and local traders close to the property, whilst Craighleith Retail Park is only a short distance away.

Nearby occupiers include: Blackhall Court Yoga, Olwen Stewart Upholstery, Golden Pond Takeaway and Connect Barber Shop.

DESCRIPTION

The subjects comprise an end of terrace office premises forming part of a small commercial development known as Blackhall Court.

The property is arranged over ground and first floor of a two-storey building and is in immaculate condition throughout with an open plan office, kitchen and WC on the ground floor. At first floor there is an open plan office, private office/meeting room and shower/WC.

There is one car parking space available in the courtyard.

ACCOMMODATION

According to our recent measurement survey the approximate net internal area of the subjects is:

50.71 sq m (545 sq ft)

RENT

Our client is seeking rental offers in the region of £15,000 per annum to grant a new lease on a term to be agreed.

UTILITIES

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

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects has a Rateable Value of £3,800 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 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 Energy Performance Rating is currently pending.

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 Land and Building Transaction Tax (LBTT) and Registration Dues.

VIEWING AND FURTHER INFORMATION

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

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