



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455    @AlliedEdinburgh  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



**FOR SALE**

**26 Spey Terrace, Leith, Edinburgh, EH7 4BL**

- ✓ Former convenience store suitable for Class 1A uses
  - ✓ May suit alternative uses (subject to planning)
- ✓ Close to Leith Walk and a wide array of local amenities
  - ✓ Qualifies for 100% rates relief
- ✓ Approximate Net Internal Area of 35.58 sq m (383 sq ft)

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





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## LOCATION

The Leith area of Edinburgh lies approximately 4 miles north-east of the city centre.

Spey Terrace can be reached directly from Leith Walk via Middlefield, or from Dryden Street off Pilrig Street. The subject is located on the corner of Spey Terrace and Dryden Street.

The surrounding area is residential with street parking comprising of permit and metered spaces.

There is an abundance of amenities within 5 minutes' walk with occupiers including Sainsbury's Local, Pret A Manger, Starbucks and Starlight Asian Supermarket.

## DESCRIPTION

The subject comprises a shop unit occupying a corner plot and forming the ground floor of a four-storey tenement, surmounted by a pitched and slated roof.

The unit was last used as a convenience store and as such the front shop benefits from two large window openings and a roller shutter main door. There is an area of partitioned storage with a WC to the rear.

The adjacent property is a one bed studio flat which could be made available with vacant possession through separate negotiation.

## ACCOMMODATION

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

35.58 sq m (383 sq ft)

## PRICE

Our client is seeking offers over £90,000 for the Heritable title.

## VIEWING AND FURTHER INFORMATION

By contacting the sole selling agent: Allied Surveyors Scotland Ltd.

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## TERMS

Heritable (Scottish equivalent to English freehold).

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £4,650 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 electricity and water.

## LEGAL COSTS

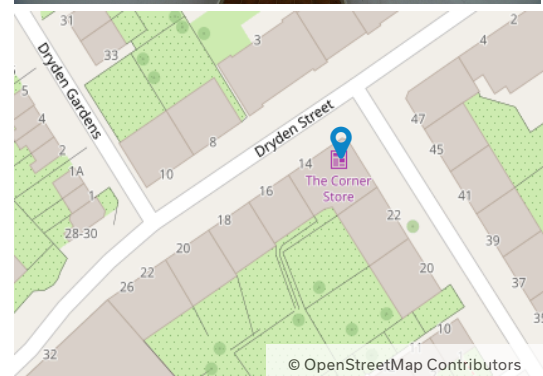
Each party shall bear their own legal costs with the eventual purchaser liable for any Registration Dues or LBTT thereon..

## 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.

## ENTRY

Upon completion of a formal missive under Scots Law.



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