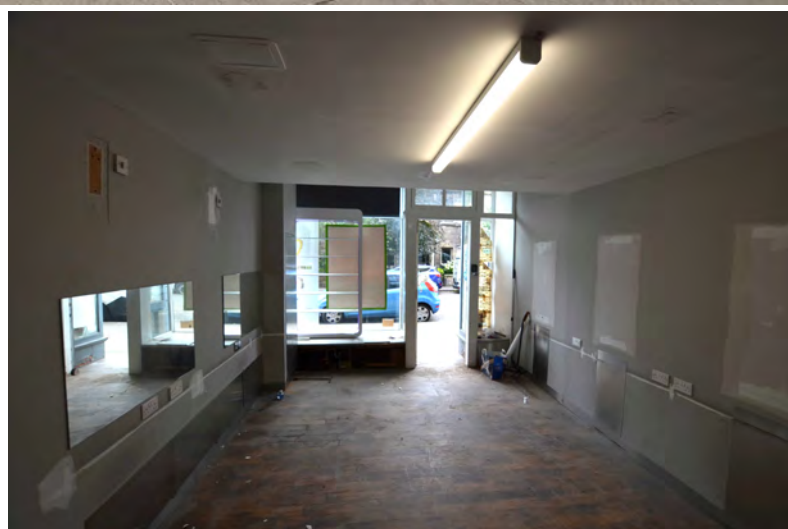




**ALLIED
SURVEYORS
SCOTLAND**

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www.alliedsurveyorsscotland.com



TO LET

10A Bath Street, Portobello, Edinburgh, EH15 1EY

- ✔ Single window shop in Edinburgh's sought after Portobello
- ✔ Situated amidst a popular terrace of shops
- ✔ Suitable for a wide range of Class 1A uses
- ✔ Qualifies for 100% rates relief
- ✔ Approximate Net Internal Area of 38.88 sq m (419 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

Located 3 miles east of Edinburgh city centre, Portobello is one of Edinburgh's most sought-after suburbs with an eclectic High Street of shops, cafes and restaurants and a beach promenade.

Bath Street enjoys a central location just off the High Street. The property is located on the north side of the street in close proximity to its junction with the High Street and Brighton Place.

The area is mixed commercial and residential with neighbouring occupiers including Cairn Lettings, Scotmid, Citizen Advice Bureau and Marie Curie.

DESCRIPTION

The subjects comprise a mid-terrace single window shop unit with timber frontage. It is arranged over ground floor of a four storey tenement.

The property comprises a large front shop extending through to a mid and rear shop area with small kitchen and a WC to the rear. The unit incorporates laminate flooring, LED lighting and has been split from an adjacent shop to create a stand-alone unit.

The premises is ready for a tenant to fit-out.

ACCOMMODATION

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

38.88 sq m (419 sq ft)

RENT

Our client is seeking rental offers over £10,500 per annum.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5,300 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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is pending.

LEGAL COSTS

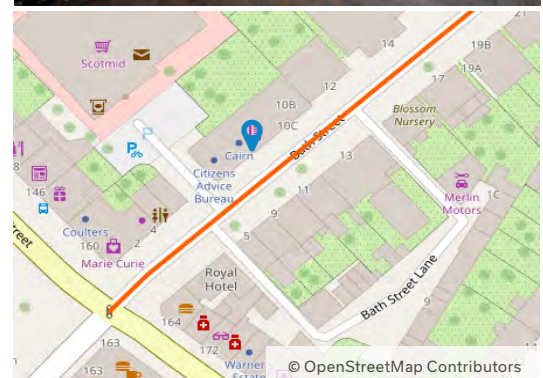
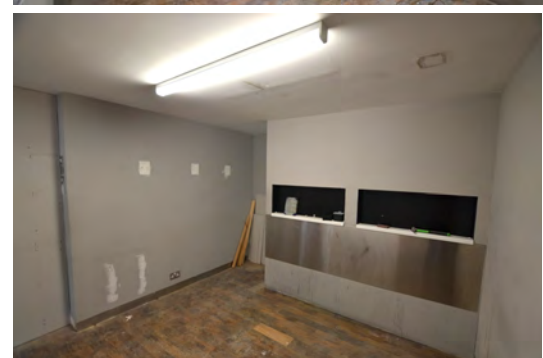
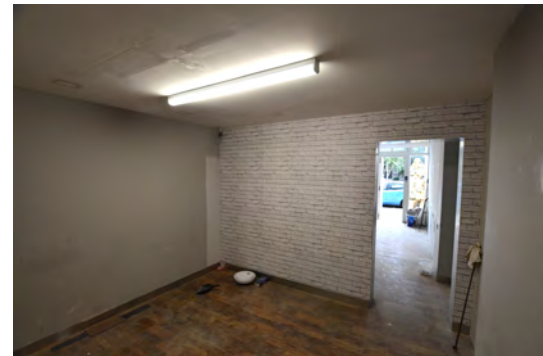
Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

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.



VIEWING AND FURTHER INFORMATION

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

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