



**ALLIED
SURVEYORS
SCOTLAND**

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



TO LET

3A Queen Charlotte Lane, Leith, Edinburgh, EH6 6AY

- ✔ Rarely available storage space in Leith
- ✔ Generous ceiling height / 2.5 metre wide main access doors
- ✔ Available immediately on flexible terms
- ✔ Qualifies for 100% rates relief spaces
- ✔ Approximate Gross Internal Area of 99.03 sq m (1,066 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

The Leith area of Edinburgh lies approximately 1.5 miles north of the city centre.

The subjects are situated on the east side of Queen Charlotte Lane which is accessed off Queen Charlotte Street near to the corner of Constitution Street.

The surrounding area is a mixture of residential tenements, offices, cafes and restaurants. Directly opposite is a children's nursery with other other occupiers including Leith Pilates, The Old Spence Café, NSWP and Max Communications.

The Shore tram stop is a short walk away offering regular services to the city centre and Newhaven. Metered car parking is available nearby.

DESCRIPTION

The subjects comprise of a store arranged over ground floor of a B-listed two-storey and attic former bonded warehouse.

Access is via a pedestrian door forming part of double entrance doors approximately 2.5 metres wide. A short hallway leads to the store which benefits from LED lighting, a painted concrete floor and generous ceiling height.

Out with the unit, there is a single WC available up a short flight of stairs.

ACCOMMODATION

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

99.03 sq m (1,033 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 £7,000 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 is separately metered.

LEGAL COSTS

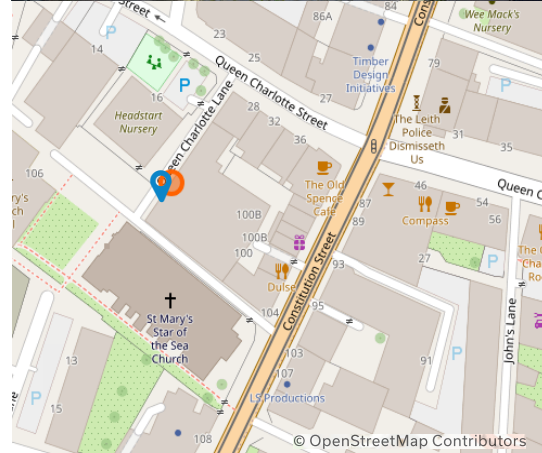
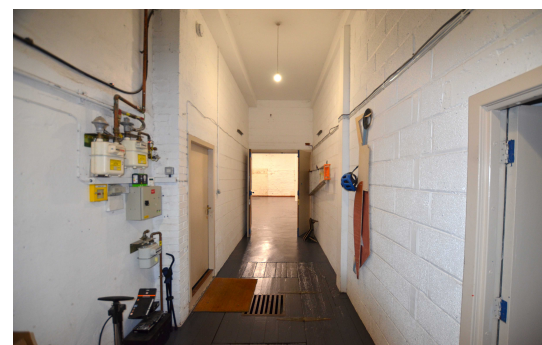
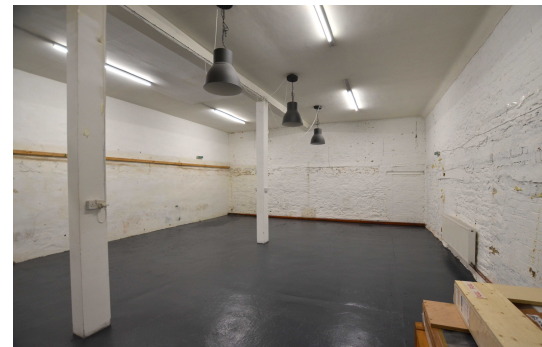
Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

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 appointment through the sole letting agent Allied Surveyors Scotland Ltd

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