



ALLIED
SURVEYORS
SCOTLAND

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



TO LET

1 Quayside Street, Leith, Edinburgh, EH6 6EJ

- ✔ ** NOW FULLY REFURBISHED THROUGHOUT**
- ✔ Self-contained open plan office with one car parking space
- ✔ Excellent specification including LED lighting and Cat 6 data cabling
 - ✔ Qualifies for 100% business rates relief
- ✔ Close to The Shore and its wide range of cafes, bars and restaurants

Commercial Valuation | Agency | Investment Advice
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LOCATION

The Leith area of Edinburgh is located approximately 4 miles to the north-east of the city centre and enjoys good transport links.

The subjects are located in a mixed commercial and residential area on the southside of Quayside Street at its junction with Sandport Place.

Local amenities are available within a short walk including a wide array of bars, cafes and restaurants at The Shore.

Nearby occupiers include: Roseleaf Bar Café, Plumbase, Aldi, Mimi's Bakehouse and Café Truva.

DESCRIPTION

The subjects comprise the lower ground floor of a two storey, sandstone building contained beneath a slated roof.

The lower ground floor benefits from main door access and is split over two levels with a raised meeting area to the front. Steps lead down to an open plan space with tea prep and WCs.

A new window to the front provides additional natural light. Ceiling mounted tracks provide the lighting whilst IT provisions are provided by perimeter trunking containing Cat 6 cabling.

To the rear of the office is an outdoor patio area which may suit external storage.

ACCOMMODATION

According to our recent measurement survey, the subjects extend to the following approximate net internal area:

39.02 m² (420 sq ft)

RENT

Our client is seeking rental offers over £7,500 per annum.

CAR PARKING

There is one allocated car parking space located in the main car park shared with Plumbase.

VIEWING AND FURTHER INFORMATION

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

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TERMS

The subjects are available for lease on flexible terms for a term to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) 1 Quayside Street has a Rateable Value of £4,200 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.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

LEGAL COSTS

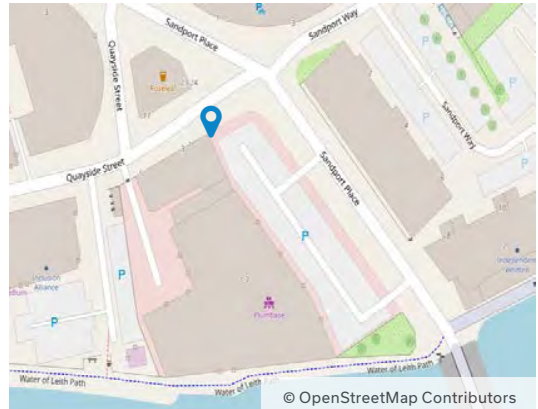
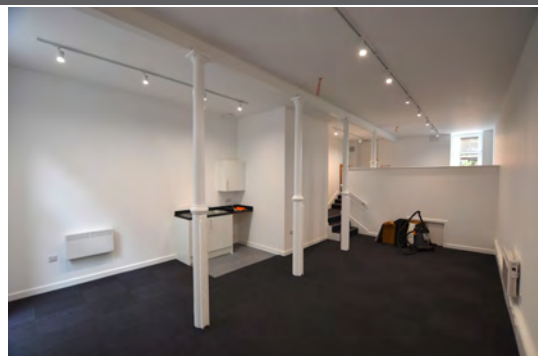
Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

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.



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