



**ALLIED**  
SURVEYORS  
SCOTLAND

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



## TO LET

**3b Quayside Street, Leith, Edinburgh, EH6 6EJ**

- ✔ **\*\* NOW FULLY REFURBISHED THROUGHOUT\*\***
- ✔ Self-contained office with one car parking space
- ✔ Excellent specification including: LED lighting, Cat 6 cabling and new decor throughout
- ✔ 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 first floor of a two storey, sandstone building contained beneath a slated roof.

The first-floor office provides a self-contained, open plan office space with a tea prep and WC. The dual aspect windows provide plenty of natural daylight.

A refurbishment has recently completed to include: LED lighting, Cat 6 cabling within perimeter trunking, new carpet tiles and decoration throughout.

## ACCOMMODATION

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

46.23 m<sup>2</sup> (497 sq ft)

## RENT

Our client is seeking rental offers over £11,000 per annum.

## CAR PARKING

There is one allocated car parking space available.

## 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](http://www.saa.gov.uk)) 3B Quayside Street has a Rateable Value of £5,000 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.

## VIEWING AND FURTHER INFORMATION

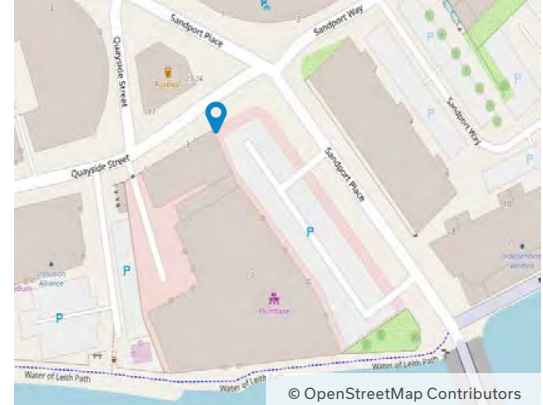
By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

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