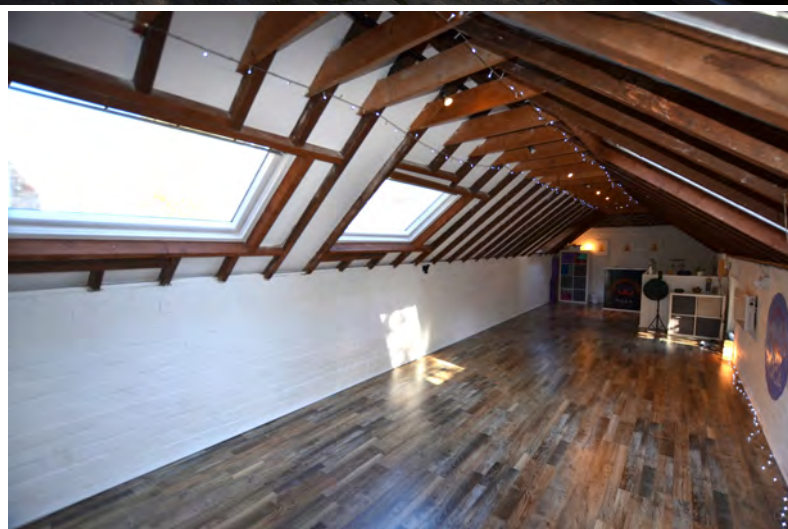




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## TO LET

**250/2 Queensferry Road, Blackhall Court, Blackhall, Edinburgh, EH4 2BR**

- ✔ Office premises in Edinburgh's affluent Blackhall district
- ✔ **Water and electricity bills are included in the rent**
- ✔ Forms part of a small commercial development called Blackhall Court
  - ✔ Qualifies for 100% rates relief
- ✔ Extends to an approximate net internal area of 47.94 m2 (516 sq ft)

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





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## LOCATION

The subjects are located in the Blackhall area of Edinburgh approximately 2.5 miles west of the city centre.

Blackhall Court is situated on the north side of Queensferry Road, a principal route in and out of the city centre, just before it connects with Hillview.

The location provides excellent amenities with a variety of cafes and local traders close to the property, whilst Craighleith Retail Park is only a short distance away.

Nearby occupiers include: Blackhall Court Yoga, Olwen Stewart Upholstery, Golden Pond Takeaway and Connect Barber Shop.

## DESCRIPTION

The subjects comprise a mid-terrace office premises forming part of the well-maintained commercial development known as Blackhall Court. The accommodation is arranged over two floors within a two-storey building and is presented in immaculate condition throughout.

The first floor consists of a bright, open-plan office area, providing a flexible working environment. The ground floor includes a kitchen/staff area and a WC, offering practical amenities for occupiers.

Externally, the property benefits from one designated car parking space located within the secure courtyard area.

## ACCOMMODATION

According to our recent measurement survey the approximate net internal area of the subjects is:

47.94 m<sup>2</sup> (516 sq ft)

## RENT

Our client is seeking rental offers of £14,000 per annum to grant a new lease on a term to be agreed.

## UTILITIES

The property is served by mains water and electricity.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects has a Rateable Value of £2,900 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.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is currently pending.

## 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.

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any Land and Building Transaction Tax (LBTT) and Registration Dues.

## VIEWING AND FURTHER INFORMATION

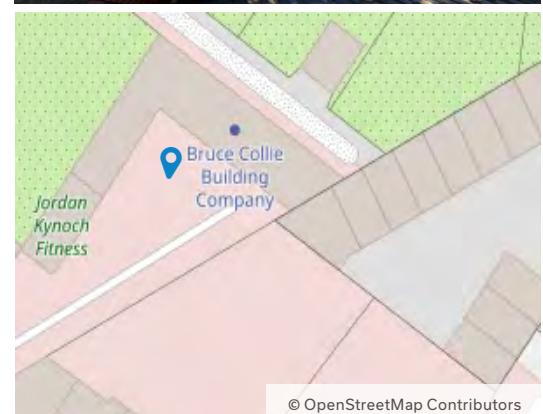
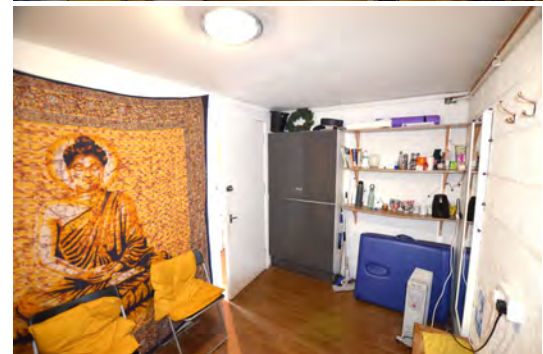
By prior appointment through the sole letting agent: Allied Surveyors Scotland Ltd.

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