



LEASE AVAILABLE

8 North Leith Sands, Leith, Edinburgh, EH6 4ER

- ✔ End of terrace light manufacturing unit with roller shutter access
 - ✔ Forms part of a highly popular development
 - ✔ 10 minutes' walk from Ocean Terminal tram stop
 - ✔ Qualifies for 100% rates relief
- ✔ Approximate Gross Internal Area of 95.37 sq m (1,026 sq ft)



ALLIED SURVEYORS SCOTLAND

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

LOCATION

The Leith area of Edinburgh lies approximately 4 miles north-east of the city centre.

North Leith Sands is situated at the western end of Leith Docks just off the A901 a continuation of Commercial Street connecting with The Shore. It is located adjacent to Portland Gardens, a modern residential development, and is within easy walking distance of the Ocean Terminal shopping centre.

Neighbouring occupiers to the subjects include: Diamond Fitness, Kitchens by Nick McNally, Butlers Linen and Landlords' Little Helper.

Parking and bus routes are available in the vicinity whilst the nearest tram stop is Ocean Terminal accessible within a 10-minute walk.

DESCRIPTION

The subjects comprise an end of terrace light manufacturing/business unit of steel frame construction with facing brick contained beneath a pitched roof.

Internally, the premises provide flexible accommodation with WC and staff facilities provided to the front of the unit. There is a mezzanine area with a small office and storage space. The unit benefits from an electric up and over roller shutter door approximately 3 metres in width, and a pedestrian access door to the side.

Parking is available to the front of the unit however we understand these are not demised spaces.

ACCOMMODATION

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

95.37 sq m (1,026 sq ft)

RENT

The current passing rent is £12,912 per annum. VAT is applicable.

VIEWING AND FURTHER INFORMATION

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

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LEASE TERM

On behalf of the Liquidator of Bakery Andante we are instructed to assign their leasehold interest which expires 28th February 2028. A copy of the lease is available on request.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £9,000 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.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of the subjects is: D

A copy of the recommendation report is available on request.

UTILITIES

The property is served by mains drainage, three phase electricity and water.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser 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.

