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TO LET

13 Lochrin Place, Edinburgh, EH3 9QX

- ✔ Planning consent now granted for Class 3 (Restaurant) consent
- ✔ Located close to the bustling Tollcross and Fountainbridge areas
- ✔ Benefits from a double window frontage with signage opportunities
 - ✔ Currently qualifies for 100% rates relief
 - ✔ Approximately 95 sq m (1,022 sq ft)

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



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LOCATION

Lochrin Place is situated approximately 1.5 miles south of Princes Street in the Tollcross area of Edinburgh city centre.

The subject is situated on the south side of Lochrin Place, which is accessed off Home Street, and provides a pedestrian route through to the Union Canal at Lochrin Basin.

The immediate area is mixed use commercial and residential with business occupiers including: The Gallery Bead Shop, Cameo Bar, Ladbroskes and Avis Car Hire.

Metered and permit street parking is available with substantial public transport connections available on Home Street.

DESCRIPTION

The subjects are arranged over ground floor of a mid-terrace, four storey tenement of traditional stone construction.

Internally, the premises is rectangular in shape with a hardwood floor and plasterboard and suspended ceiling finishes. It benefits from a large double window frontage.

There is an internal staircase leading up to a mezzanine area and a WC to the rear. Please refer to the proposed floor plan layout for restaurant use.

ACCOMMODATION

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

95 sq m (1,022 sq ft)

RENT

Our client is seeking rental offers over £25,000 per annum.

LEASE TERMS

The premises are made available on full repairing and insuring terms for a period to be negotiated.

VIEWING AND FURTHER INFORMATION

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

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RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) as a shop the subjects have a Rateable Value of £10,000 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound. The premises will require to be reassessed following the recent change of use to class 3 (restaurant).

TOWN PLANNING

Planning consent has been granted from shop (Class 1A) to restaurant (Class 3). Interested parties can obtain further details from City of Edinburgh Council Planning Department using reference: 25/03872/FUL.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

LEGAL COSTS

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

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.

