



**ALLIED  
SURVEYORS  
SCOTLAND**

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[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



**TO LET**

**13 West Port, Edinburgh, EH1 2JA**

- ✔ High quality shop premises in Edinburgh's historic Old Town
- ✔ Situated on a busy tourist street close to the Grassmarket
- ✔ Benefits from strong footfall and a high volume of passing traffic
- ✔ Available for let from the end of January 2026
- ✔ Extends to an approximate net internal area of 23.6 sq m (254 sq ft)

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





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## LOCATION

West Port is a street in Edinburgh's historic Old Town overlooked by Edinburgh Castle and connecting the Grassmarket with Main Point.

The area is mixed use commercial and residential enjoying high levels of tourist and local footfall. The subjects are situated on the north side of the street next to a vennel leading to Lady Wynd.

Nearby commercial occupiers include Maison De Moggy (cat café), 97 Black, Godiva, West Port Oracle and V Good and Co Defence Lawyers.

## DESCRIPTION

The subjects comprise a single window shop unit arranged over ground floor of a four-storey building. The upper floors are in residential use.

Internally, the shop provides a front shop and back shop separated by a partition wall behind which is a small area of storage, kitchen sink and a WC.

Flooring is tiled with lighting provided by LED downlighters set within a suspended ceiling grid.

The shop frontage is protected by an internally fitted electric roller shutter.

## ACCOMMODATION

According to our recent measurement survey we calculate the approximate net internal area to be:

23.6 sq m (254 sq ft)

## RENT

Our client is seeking rental offers over £14,000 plus VAT per annum to grant a new lease on full repairing and insuring terms.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £5,700 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

## UTILITIES

The property is served by mains electricity and water. There is a single air conditioning cassette within the unit which can provide both hot and cold air.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

## LEGAL COSTS

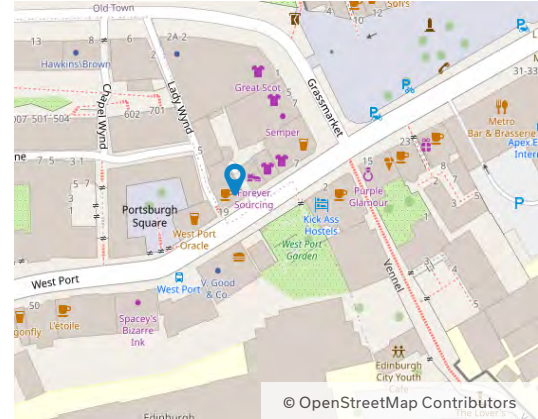
Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

## 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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