



TO LET

100b (GF) Constitution Street, Leith, Edinburgh, EH6 6RZ

- ✔ Self-contained, ground floor office available on flexible terms
 - ✔ Provides open plan space with a kitchen area
 - ✔ Located just a short walk from The Shore tram stop
 - ✔ Close to a wide range of cafes, bars and restaurants
 - ✔ Approximately 62.2 sq m (670 sq ft)



ALLIED SURVEYORS SCOTLAND

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

LOCATION

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

The subjects are situated on Constitution Street which connects the junction of Leith Walk and Great Junction Street with Albert Dock.

The property is located on the west side of the street, accessed via a pend, and is around 25 metres from the corner of Queen Charlotte Street. Nearby occupiers include: Dulse, Plum Films, Harbour Homes Scotland and The Old Spence Café.

The Shore tram stop is a short walk away offering regular services to the city centre and Newhaven. Metered car parking is available nearby.

DESCRIPTION

The subjects comprise a four-storey and basement stone-built former bonded warehouse which has been converted to form a collection of small, individual offices.

The office is located on the ground floor up two stairs from the main entrance. It enjoys high levels of natural daylight due to the three large window openings. With the exception of some supporting steel columns, the space is entirely open plan with carpeted flooring finishes and LED lighting.

Just off the main office is a kitchen area and WC.

ACCOMMODATION

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

62.2 sq m (670 sq ft)

RENT

Our client is seeking rental offers of £11,000 per annum to grant a new License to Occupy.

VIEWING AND FURTHER INFORMATION

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

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TERMS

The subjects are available for immediate occupation on flexible terms by way of a License to Occupy.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,100 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.

UTILITIES

The property is served by mains electricity, gas and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

LEGAL COSTS

The ingoing tenant will be liable for the landlord's cost of producing the License to Occupy agreement.

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.

