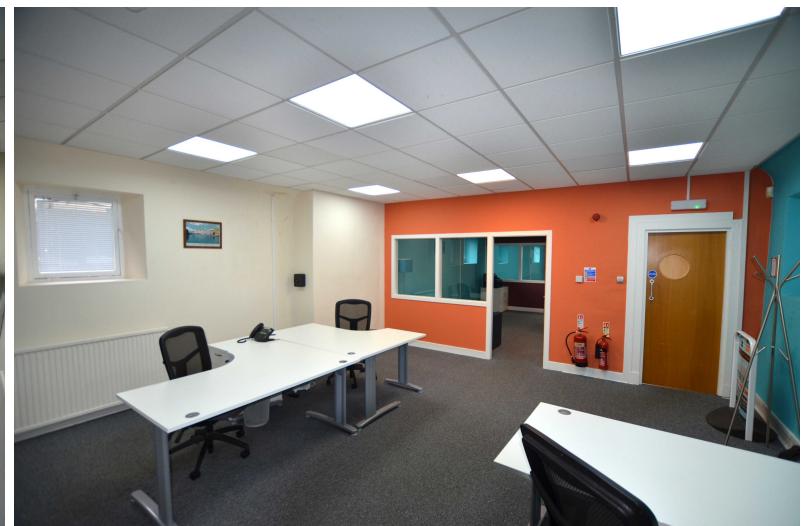




**ALLIED
SURVEYORS
SCOTLAND**

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TO LET

16-19 Maritime Lane, Leith, Edinburgh, EH6 6RZ

- ☑ Self-contained, first floor office with attic space
- ☑ Provides flexible space including meeting room and open plan offices
- ☑ Located just a short walk from The Shore tram stop
- ☑ Close to a wide range of cafes, bars and restaurants
- ☑ Approximately 139.27 sq m (1,500 sq ft)

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



LOCATION

The Leith area of Edinburgh lies approximately 1.5 miles north of the city centre.

The subjects are located in Maritime Lane connecting Constitution Street with Maritime Street in an area of mixed residential/commercial use. There is a wide range of cafes, bars and restaurants available in the immediate vicinity.

Neighbouring occupiers include: Albany HR, Cowan and Partners, NuTrend, Malone's of Leith and Escocia Tours.

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

DESCRIPTION

The subjects comprise a two-storey and attic mid terraced solid stone building dating from 1750, contained beneath a pitched and slate roof.

The premises is split into four areas including a central reception, two open plan offices and a meeting room. The accommodation benefits from LED lighting set within a suspending ceiling throughout, and carpet floor coverings. There is a further office/store contained at second floor within the attic.

WC facilities and a kitchen are contained with the premises.

ACCOMMODATION

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

139.27 sq m (1,500 sq ft)

RENT

Our client is seeking rental offers over £16,000 per annum.

LEASE TERMS

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

VAT

We understand the rent will be subject to VAT.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) as a shop the subjects have a Rateable Value of £13,600 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, gas and water.

CAR PARKING

There is one car parking space with the office.

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.

VIEWING AND FURTHER INFORMATION

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

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