



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 www.alliedsurveyorsscotland.com



TO LET

66-68 West Granton Road, Edinburgh, EH5 1HR

- ✔ Rarely available workshop premises in north Edinburgh
- ✔ Self-contained unit with on street parking
- ✔ Benefits from roller shutter access off the rear service pend
- ✔ Excellent roadside frontage
- ✔ 106.34 sq m (1,144 sq ft)

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



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LOCATION

The subjects are situated approximately 4 miles north-west of Edinburgh city centre on West Granton Road close to Granton Harbour.

The surrounding area is a mixture of industrial, commercial and residential uses. To the west of the property is the United Wires factory whilst it is bordered to the south by a single dwelling house with a large housing estate opposite. There are two commercial parades nearby consisting of shops and hot food takeaways. Occupiers include Javits Takeaway, the Anchor Inn, B&M Home Store, Lidl and Iceland.

Public transport connections are widely available from this location, and there is available on street parking directly outside the property.

DESCRIPTION

The subjects comprise a single storey workshop premises of traditional stone and brickwork construction with a pitched slate roof. The property offers two workshop areas separated by a dividing wall. Both connect internally via a small set of steps. Lighting is provided by fluorescent strips.

There is a small office situated to the front of the larger of the two workshops with a WC and tea prep at the rear. Useful storage space can be found in a fully floored attic which has Ramsay ladder access.

A side pend provides vehicle access to the rear of the workshop where a 2.6m wide roller shutter provides direct access to the workshop.

The frontage is currently obscured by advertising hoardings however these could be removed to reveal two large window units. The fascia presents prominent signage opportunities to passing traffic.

ACCOMMODATION

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

106.34 sq m (1,144 sq ft)

RENT

Our client is seeking rental offers over £14,000 per annum exclusive to grant a new lease.

VIEWING AND FURTHER INFORMATION

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

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TERMS

The subjects are made available on the basis of a new full repairing and insuring (FRI) lease for a term to be negotiated.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5,400 but a proposed value of £5,700 effective 1st April 2026 The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined Rateable Value of all their business premises in Scotland is £35,000 or less.

UTILITIES/INSURANCE

The property is served by a 3 phase mains electricity supply and water.

The tenant is liable for reimbursing the landlord's building insurance and water charges.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is G.

LEGAL COSTS

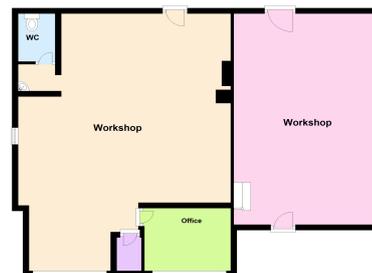
Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

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.



66-68 West Granton Road

Total area: approx. 107.2 sq. metres (1154.1 sq. feet)

