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**ALLIED
SURVEYORS**
SCOTLAND



TO LET

3 (BF) Queen Charlotte Lane, Leith, Edinburgh, EH6 6AY

- ✔ Self-contained lower ground floor office/studio
- ✔ Forms part of a converted stone-built warehouse
- ✔ Only a short walk from new 'The Shore' tram stop and local amenities
- ✔ Available for immediate entry on flexible License to Occupy terms
- ✔ Net Internal Area approximately 135 sq m (1,457 sq ft)

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



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LOCATION

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

The subjects are situated on the east side of Queen Charlotte Lane which is accessed off Queen Charlotte Street near to the corner of Constitution Street.

The surrounding area is a mixture of residential tenements, offices, cafes and restaurants. Directly opposite is a children's nursery with other occupiers including Leith Pilates, The Old Spence Café, Wraithwriters and Edinburgh Cashmere.

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 self-contained lower ground floor office/studio accessed off a contemporary entrance hallway and spiral staircase. It forms part of a multi-tenanted, three storey category B-listed former warehouse of stone construction.

The accommodation is open plan in nature but benefits from a large, partitioned office/meeting room. There is hard wood flooring throughout, ceiling mounted LED lighting, cast iron pillars and gas central heating.

There is a small kitchen area and two WC facilities including one with a shower cubicle.

ACCOMMODATION

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

135 sq m (1,457 sq ft)

RENT

Our client is seeking rental offers of £16,000 per annum to grant a new License to Occupy.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland Ltd
Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887
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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 £13,300 effective 1st April 2026. 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 gas, electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D.

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.

