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LEASE AVAILABLE

36 Henderson Row Edinburgh, EH3 5DN

- ✔ Self-contained premises forming part of a Category B-listed building
- ✔ Located in Edinburgh's desirable New Town close to Stockbridge
- ✔ Benefits from Class 10/1A planning consent (alternative uses subject to planning)
 - ✔ Qualifies for 100% business rates relief
- ✔ Extends to approximate net internal area of 112 sq m (1,205 sq ft)

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



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LOCATION

Henderson Row is situated within the New Town district of Edinburgh and is on the fringe of the highly desirable areas of Stockbridge and Inverleith.

The property is situated on the north side of Henderson Row and is bordered on either side by Edinburgh Academy School and the corner of Perth Street.

There is an excellent range of cafes, bars and specialist shops nearby. Metered car parking is available in the vicinity whilst there are also regular public transport links.

DESCRIPTION

The subject is arranged over the basement floor of a category B-listed, four-storey flatted building contained beneath a pitched and slated roof.

Access is down a set of steps off Henderson Row leading to a small courtyard. The accommodation is currently set up as art studios and provides a mixture of classrooms, works spaces, stores, kitchen and office. All the rooms are arranged off a central corridor with the two large rooms to the front benefitting from plenty of natural daylight.

Two sets of WCs are located to the front of the property and there is access to a small area of garden at the rear.

ACCOMMODATION

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

112 sq m (1,205 sq ft)

LEASE TERMS

The premises are currently let to Submarine Art Ltd at a passing rent of £21,000 per annum and are made available by assignment of the current lease.

The lease expires 1st February 2029 but is subject to a tenant only break option as of 1st February 2027. Consideration will be given to granting an extended lease term.

RENT

Our client is seeking offers over £21,000 per annum to grant a new lease on full repairing and insuring (FRI) terms.

VIEWING AND FURTHER INFORMATION

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

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RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £10,200. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 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.

TOWN PLANNING

We understand the property was subject to a change of use in 2023 from physiotherapy treatment rooms (Class 1A) to use for art classes with ancillary retail sales (Class 10/1A). The premises may suit a similar business or, perhaps, creche, day centre or use suitable with professional services.

Interested parties should make their own enquiries via the City of Edinburgh Council planning portal.

UTILITIES

The property is served by mains gas, electricity and water. A new boiler was fitted two years ago.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D.

A copy of the recommendation report is available on request.

LEGAL COSTS

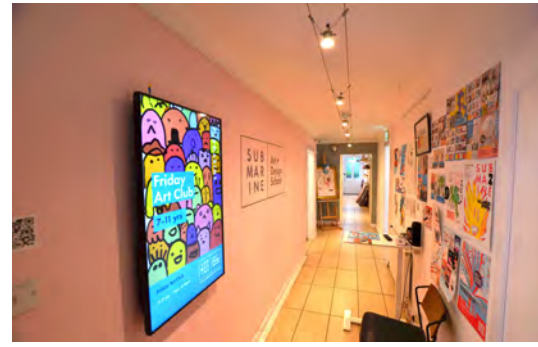
Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

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.



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