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LEASE AVAILABLE

14 Torphichen Place, Edinburgh, EH3 8DU

- ✔ Self-contained retail/office premises
- ✔ Available by assignation of the current lease expiring 24th October 2034
- ✔ Benefits from a prominent location in Edinburgh's Haymarket district
- ✔ Situated a short walk from Haymarket station and tram stop
- ✔ Approximate Net Internal Area of 54 sq m (581 sq ft)

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



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LOCATION

Torphichen Place is situated in Edinburgh's Haymarket area approximately 0.5 miles west of Princes Street and the West End.

The property is located on the west side of Torphichen Place close to its junction with Morrison Street and is directly opposite Dewar Place Lane.

Nearby occupiers include Malone's, Mad Hatter, Buerapa Thai restaurant, The Chiropractic Clinic and Police Scotland's West End station.

DESCRIPTION

The subjects comprise a single windowed retail/office premises with extension to the rear. It is arranged over ground floor and forming part of a four-storey tenement.

The accommodation is currently fitted out as a convenience store with the front shop containing a customer counter, shelving and fridges extending through to a mid-corridor. The rear provides storage with a WC to the side (photos shown are prior to the current tenant fitting out).

The premises has had prior office use and could easily convert back to this due to the Cat5 data ports throughout. The rear area provides an excellent meeting room.

ACCOMMODATION

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

54 sq m (581 sq ft)

LEASE TERMS

The property is available by assignation of the current lease.

The premises are let on full repairing and insuring terms to Qaiser Ali at a rent of £15,000 per annum effective 25th October 2024 to 24th October 2034 with a tenant only break option 25th October 2029.

VIEWING AND FURTHER INFORMATION

By appointment through 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 £8,600 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

UTILITIES

The property is served by mains electricity and water. Heating is by wall mounted electric units.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is rated G.

A copy of the recommendation report is available on request.

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.

