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**ALLIED  
SURVEYORS**  
SCOTLAND



## TO LET

3 Coalhill, The Shore, Leith, Edinburgh, EH6 6RH

- ✔ Office with an impressive, glazed frontage
- ✔ Benefits from Cat5e cabling and existing fit-out
- ✔ Close to a wide range of cafes, bars and restaurants
- ✔ 5-minute walk from 'The Shore' tram stop
- ✔ Approximate Net Internal Area of 101.94 sq m (1,097 sq ft)

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



# ALLIED SURVEYORS SCOTLAND

## LOCATION

The Leith area of Edinburgh is located approximately 4 miles to the north-east of the city centre and enjoys good transport links.

Coalhill, situated in an area known as The Shore, is bordered at either end by Sandport Place and Parliament Street. The Shore is in the heart of Leith and is a highly popular and diverse, commercial and residential district.

Locals and tourists are attracted to the eclectic range of bars, restaurants and cafes which include: Martin Wishart, Victor Hugo, Toast, Mimi's Bakehouse and Innis & Gunn.

## DESCRIPTION

The property comprises of an office premises arranged over ground floor and forming part of a modern six storey block. The upper floors provide further office and residential accommodation.

Internally, the premises is split into two areas located off a central entrance vestibule. To the right is an open plan office with tea prep and WC to the rear. The left-side provides further office space with a partitioned meeting room, stores and WC. This area has been let separately in the past and there is potential to do so again. It could also lend itself to an alternative use such as retail due to the large, glazed display windows.

The space in general provides good quality accommodation with cat 5 cabling throughout, carpet floor coverings, painted plasterboard walls in the right-side office and laminate flooring, glazed partitions and painted plasterboard walls in the left-side office.

## ACCOMMODATION

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

	Sq M	Sq FT
Left Office	45.14	486
Right Office	56.8	611
Total	101.94	1,097

## RENT

Our client is seeking rental offers over £19,000 per annum to grant a new lease.

## TERMS

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

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £15,500 effective 1st April 2023. The uniform business rate for the current year is £0.498 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.

## UTILITIES

The property is served by mains electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

## ANTI-MONEY LAUNDERING

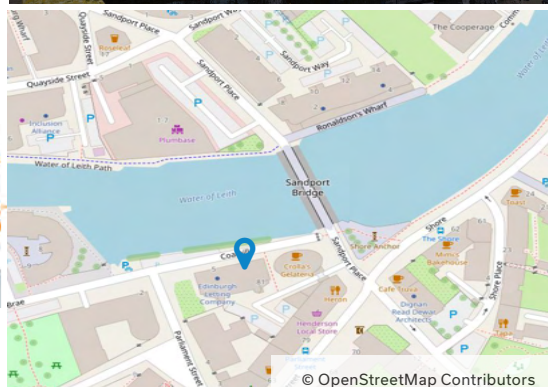
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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.

## LEGAL COSTS

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

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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