



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 ✉ @AlliedEdinburgh
www.alliedsurveyorsscotland.com



TO LET

64 Corstorphine Road, Edinburgh, EH12 6JQ

- ✔ Attractive office premises in sought-after Murrayfield
- ✔ Prominent frontage overlooking a busy thoroughfare
 - ✔ Restricted car parking outside the property
 - ✔ Rental offers over £15,500 per annum invited
- ✔ Approximate net internal area of 61.72 sq m (664 sq ft)

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



ALLIED SURVEYORS SCOTLAND

LOCATION

The property is located approximately 2 miles west of Edinburgh on the north side of Corstorphine Road, a principal arterial route leading into and out of the city centre.

Forming part of a suburban shopping parade close to the junction of Ellersly Road, it is conveniently located for business purposes. Edinburgh's principal commercial centre is only a short drive away while rail and tram connections are available from Haymarket Station.

There is restricted car parking available outside the property, whilst nearby bus stops provide regular public transport connections.

DESCRIPTION

The subjects form the ground floor of an end terraced two-storey building in the sought-after area of Murrayfield. The upper floor is a residential property.

Internally, the premises, which are in good order throughout, contain an entrance hall, open plan office with a large glazed frontage and two further private offices.

There is also a small tea preparation area and WC.

ACCOMMODATION

According to our recent measurement survey we calculate the approximate net internal area to be:

61.72 sq m (664 sq ft)

Please also see below floorplan.

RENTAL

Offers over £15,500 per annum are sought to grant a new lease on full repairing and insuring (FRI) terms.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £12,100.

The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. 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 E.

A copy of the recommendation report can be provided on request.

ANTI-MONEY LAUNDERING

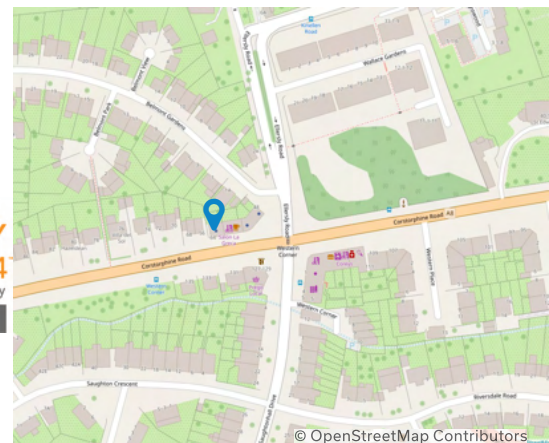
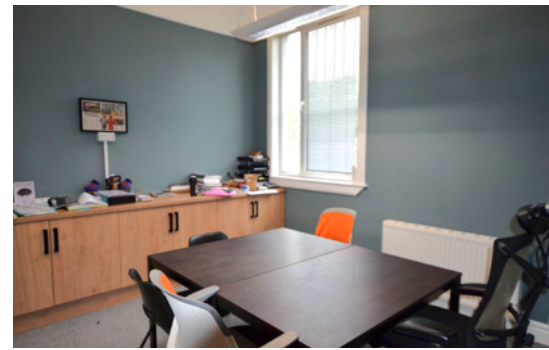
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons), MRICS | Tel. 0131 357 4455 | 07917 924 112

Bernadetta.Majewska@alliedsurveyorsscotland.com

