



**ALLIED
SURVEYORS
SCOTLAND**

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



TO LET

1F, 22 Laurie Street, Leith, Edinburgh, EH6 7AB

- ✔ First floor, self-contained office premises
- ✔ Located close to a wide range of local amenities
- ✔ Only a 2-minute walk from Foot of the Walk tram stop
- ✔ Available for immediate entry on a flexible License to Occupy
- ✔ Approximate Net Internal Area of 102 sq m (1,099 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 3 miles north of Princes Street in the city centre.

Laurie Street is situated at the southern end of Constitution Street, connecting Leith Walk with the Shore, but is accessed from Academy Street. The property itself is located on the south side of Laurie Street and is set back from the road behind a parking pend which fronts the property.

Nearby occupiers include Scottish Adoption Agency, Leith Dockers Club and various retailers at the nearby Newkirkgate Shopping Centre.

The area is well served by public transport with the Foot of the Walk tram stop only two minutes' walk from the property.

Metered car parking is available in the vicinity.

DESCRIPTION

The subjects comprise first floor office premises forming part of a traditional building of stone construction under a pitched and slated roof.

With no lift serving the first floor, the office is accessed by a staircase leading from an entrance hallway shared with Scottish Adoption Agency who occupy the ground floor.

The office provides open plan space across three areas with carpet floor coverings, data ports, a small kitchenette and W.C. The ceiling is combed throughout with velux window openings.

ACCOMMODATION

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

102 sq m (1,099 sq ft)

RENT

Our client is seeking rental offers of £13,200 per annum to grant a new lease.

TERMS

The premises are available for lease on flexible occupational license terms for a period to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a rateable value of £10,200. The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/2025. For properties with an 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. Apportionments for each utility are made with the ground floor tenant and adjoining properties. Further details are available on request.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

A copy of the recommendation report is available on request.

LEGAL COSTS

Each party will meet their own costs with the ingoing tenant liable to pay a fee for the preparation of the License to Occupy.

ANTI-MONEY LAUNDERING

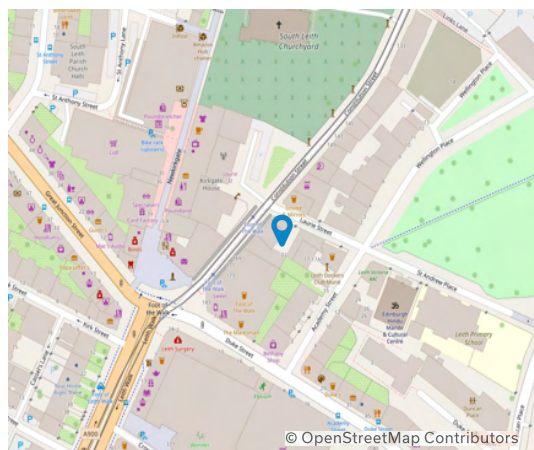
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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



VIEWING AND FURTHER INFORMATION

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

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