



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 ✕ @AlliedEdinburgh  
[www.alliedsurveyorsScotland.com](http://www.alliedsurveyorsScotland.com)



## TO LET

67 Comely Bank Road, Stockbridge, Edinburgh, EH4 1AW

- ✔ Double windowed retail/office (Class 1A) premises with generous basement
- ✔ Located in Edinburgh's highly desirable and sought after Stockbridge area
  - ✔ In immaculate condition throughout
- ✔ Rental offers in excess of £20,000 per annum exclusive are invited
- ✔ Approximately NIA of 89.76 sq m (967 sq ft)

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



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## LOCATION

Comely Bank Road is located approximately 2 miles north of Edinburgh city centre in the affluent and highly sought after area of Stockbridge.

The premises are located on the south side of Comely Bank Road close to the junction with Raeburn Place and Comely Bank Avenue.

Nearby occupiers include Appellation Wines, Waitrose, Ruth Ball Hair and Beauty Boutique, Lee Mitchell Hairdressing and Taylor Physiotherapy.

## DESCRIPTION

The property comprises a retail/office unit arranged over the ground and basement floors of a four-storey, mid-terrace tenement building contained beneath a pitched and slated roof.

Internally, the property provides a sales area to the front with a further room, kitchenette, storage, and W.C facilities to the rear.

The basement is easily accessed via a staircase and provides ample space for storage. The property is in immaculate condition after being recently refurbished.

Metered car parking is available at the front of the property and on neighbouring streets.

## ACCOMMODATION

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

89.76 sq m (967 sq ft)

## RENT

Offers in excess of £20,000 per annum exclusive are invited.

## TERMS

The property is made available on full repairing and insuring (FRI) terms for a lease period to be agreed.

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £12,900 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

## 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

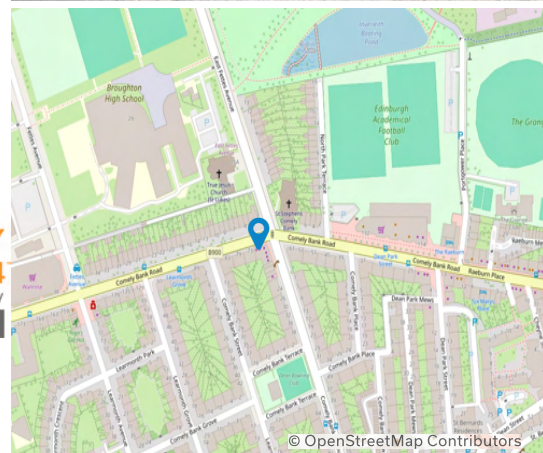
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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

## 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

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